



# Greenside

The Banks, Staveley, Cumbria, LA8 9NE

Guide Price £575,000

# Greenside

## The Banks, Staveley

Greenside is a traditional detached cottage in the sought after village location of Staveley. The property has plenty of character and features, including exposed beams, plenty nooks and crannies, this quaint cottage offers spacious family size accommodation. The accommodation briefly comprises of kitchen/diner, sitting room, sunroom, snug, utility room, house bathroom, three double bedrooms and a single room. At the rear of the property, there is a garden with a lawn and planted boarders. There is a decked area which is covered over, 2 patio areas and meandering gravel pathways. For storage there is a triple garage and a wood store. Driveway to one side of the property, the other side is a car port offering parking for a vehicle.

The property is located within Staveley village centre. The village has a thriving sense of community and is one of the most popular villages in the Lake District. The village has excellent amenities including shops, cafes, a pub, a primary school, a theatre, a village hall, a church and a variety of leisure and recreational facilities. Staveley railway station is 100m from the property and is on the Windermere to Kendal line with a direct links to Oxenholme for the London to Glasgow West Coast line. Staveley is also convenient for Windermere, Ambleside and junction 36 of the M6 motorway.





## Accommodation



### Sun Room

A lovely room with two sides fully glazed, rear door and a plastic roof, which extends out over some external decking to create some much-needed shade in the summertime. There are wall lights, electric sockets and vinyl flooring.

### Utility/Boot Room

A handy space, offering plumbing for a washing machine and space for hanging coats and storing shoes and boots. There is also a separate WC and hand basin with a window.



### Kitchen/Diner

A large area with exposed beams and joists, with a modern shaker style kitchen with wood effect laminate work tops offering a great range of wall and base units. Integral units include gas hob with extractor over, electric oven and grill, dishwasher, and fridge/freezer. Dual aspect with two PVC windows, 3 radiators, wall and ceiling lights. A spacious dining area, with multi fuel burner on a slate hearth with mantle over.



### Study/Snug.

Just off the sunroom the snug is a great area, offering a quiet space to sit and read or use as a home office. There is a wall mounted boiler, PVC window and radiator.



### Sitting Room

A pleasant sitting room, with a electric log burner effect fire with pine surround with alcove bookcases either side. PVC window overlooking the front of the property, radiator and wall lights.







### First floor

Stairs from the kitchen lead up to first floor landing, with a built-in airing cupboard with radiator. The loft is accessed from the landing.

### Bedroom 1

Located at the front of the property this double bedroom has a walk-in wardrobe area and hand basin. PVC window and radiator.

### Bedroom 2

A further double room at the front of the property with PVC window, radiator and walk in wardrobe.

### Bedroom 3

Located at the rear of the property, this double bedroom offers ample space for bedroom furniture. There is a PVC window and radiator.

### Bedroom 4

Single room located at the rear of the property, with PVC window, radiator and built in wardrobe over the stairs. Radiator, wall, and ceiling lights

### Bathroom

Modern three-piece suite in white comprising of bath with shower over and glass screen, WC and hand basin with storage under. There is a window with obscure glass, heated towel rail, extractor fan and ceiling light.







### Outside

A pleasant garden with a lawn, borders with gooseberries and red currant bushes. There are 2 patio areas, a wood store and a covered decking area. There is a garage with an outside tap and electric, with an up and over door. At the side of the property is a parking area with a car port.

### Services

All mains connected with gas central heating

### Tenure

Freehold

### Council tax

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### Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 1000 Mbps as per Ofcom website.

### Directions

Travelling from Kendal towards Windermere, take the first right hand turn signposted for Staveley. Continue through the village along Main Street and take a left hand turn after the pedestrian crossing onto Station Road, continue along then turn left onto The Banks, Greenside can be found on the right hand side.

Alternatively, once in the village, take the left turning after the Eagle & Child pub, continue up The Banks, Greenside is located on the left hand side.

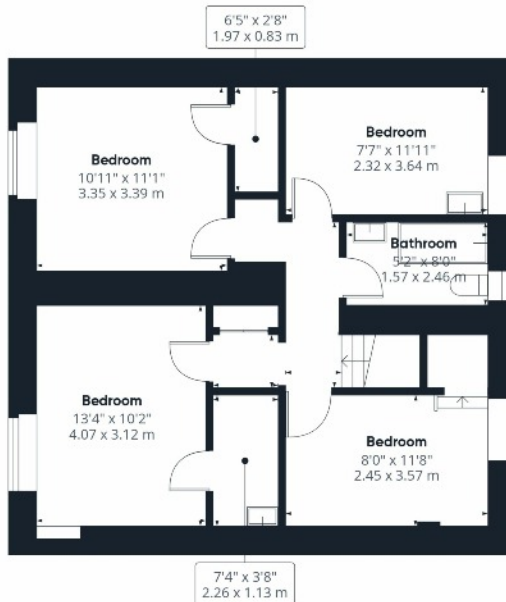
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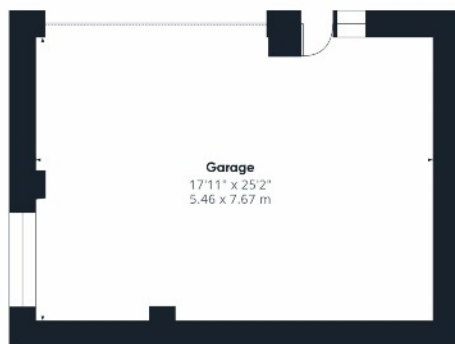




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1894.48 ft<sup>2</sup>  
176 m<sup>2</sup>

Reduced headroom

11.8 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.