



Meadowbank Lodge

Windermere Road, Staveley, Cumbria, LA8 9LY

Guide Price £325,000

Meadowbank Lodge

Windermere Road, Staveley

Located in the centre of Staveley near to the village hall and overlooking open fields, this is rare opportunity to purchase a charming two story cottage requiring some updating, having both parking and a garden. With two bedrooms and one bathroom, this property will appeal to small families or couples looking for a cozy home. The ground floor features a fully equipped kitchen along with a pleasant living area that hosts a beautiful fireplace. There is also an additional covered outside seating area with potential to extend the accommodation into. This property provides a blank canvas for potential purchasers to turn this house into a magnificent home.

Well placed with a short and relatively level walk to the amenities on offer in the village centre including Spar shop, chemist, Public House and the popular Staveley Mill yard with cafes etc. On a bus route and there is also a railway station. There are endless fell and country walks from the doorstep.



Accommodation

Glazed front door leads into



Open Plan Living Area and Kitchen

A long rectangular family room with a fitted kitchen to one end offering a range of wall and base units finished with a laminate worktop and incorporating an electric oven with electric hob and extractor above, plumbing for a washing machine and space for a fridge/freezer. The kitchen area has a window over the sink and drainer and is finished with part oak and stone flagged floor.

This characterful living space has a recessed stone fireplace with log burning stove inset and has exposed beams throughout. The living area has ample space for both a dining space and lounge area with two windows to the corner overlooking the garden and to the fells beyond. There is a door out to a covered seating area.

Stairs at the rear lead up to the first floor

First Floor

Landing with loft hatch

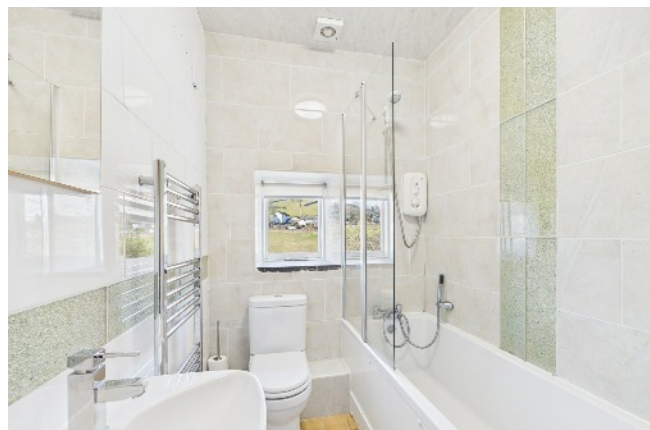


Bedroom One

A double bedroom to the rear of the property with window looking out to the fells. Built in wardrobe and built in high level cupboards over the stairs.

Bedroom Two

Currently a twin bedroom, with built in wardrobes and a window to the front aspect.



Bathroom

A three piece suite, comprising paneled bath with glazed screen and electric shower, WC and wash basin. The bathroom has fully tiled walls, heated towel rail, extractor fan and deep sill window.



Outside

The property is accessed via small lane off the main road between the village hall and Meadowbank, leading to a parking space for Meadowbank Lodge. The garden area extends around the western aspect of the cottage and offers level lawns bordered by established shrub borders and neighbours open green fields. Adjacent to the property with a door out from the living area is a covered outside seating area with decking and fenced off storage area, this area offers possibility of extending the property subject to necessary consents.

Services

Mains gas central heating. Mains electric, water and drainage.

Please note all contents will be included in the sale.

Tenure

Freehold.

Council Tax Band

C

Internet Speed

Superfast speed of 72 Mbps download and for uploading 17 Mbps available as per Ofcom website.

sales@matthewsbenjamin.co.uk

Travelling into Staveley on the Windermere Road, continue into the village reaching the bus stop and village hall. The property is situated down the left hand side of the village hall down a lane between 'Meadowbank' and the village hall.

The floor plan shows a large rectangular living area with a dark blue wall on the left and a dark blue wall on the right. The living area is labeled "Kitchen / Living Area" with dimensions "12'7\" x 23'11\" (3.85 x 7.29 m)". To the right of the living area is an "Outside Covered Seating Area" with dimensions "12'6\" x 19'8\" (3.83 x 6.00 m)". The seating area is partially enclosed by a dark blue wall. A staircase is located between the living area and the seating area, with a curved wall on the right side. A small window is visible on the left wall of the living area. A door is located on the right wall of the living area, leading to the seating area. A small table and chairs are shown in the seating area. A small table and chairs are also shown in the living area. A small table and chairs are shown in the living area.

Bedroom
12'7" x 7'10"
3.85 x 2.39 m

Bathroom
5'11" x 5'4"
1.80 x 1.63 m

Bedroom
9'5" x 9'6"
2.87 x 2.92 m

Landing
6'6" x 5'4"
1.99 x 1.63 m

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs (92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			

England & Wales

EU Directive 2012/91/EC

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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.