



# Riverbank Cottage

4 Gowan Terrace, Staveley, Kendal, Cumbria, LA8 9LW

Guide Price £350,000



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4 Gowan Terrace, Staveley

Located on the banks of River Kent, Riverbank Cottage is a traditional stone built mid-terrace cottage and offering accommodation over three floors. The accommodation offers a lounge with views toward the River Kent and the surrounding hillsides, a spacious kitchen/diner with a rear utility cupboard and a modern ground floor bathroom. Upstairs you will find two good size bedrooms and a modern shower room and additionally there is a converted loft room which can provide an ideal snug or a good sized third bedroom. Externally there is a low maintenance front garden with a well maintained patio courtyard to the rear. Beyond the walled courtyard patio area is a communal lawn area.

Situated in the heart of the picturesque village of Staveley, the village is very accessible being an enjoyable 2 minute walk where there is wide range of amenities including a post office, general store, butchers, pharmacy, doctors, and good village pub. As well as a business community, the popular Mill Yard includes Wilfs Cafe, cookery school, More bakery and large cycle store. The village enjoys a thriving community and a good primary school and there are also a selection of secondary schools in Kendal and Windermere. Very well placed for those looking to commute, there is a railway station within walking distance which has a regular connection to the West Coast Main line and the M6 is less than 15 minutes away.





## Accommodation

Entrance via a traditional wood front door into a spacious hallway, there is space for cloaks and shoes and stairs to the first floor.



### Lounge

A warm and cosy room with a double glazed window providing views over the River Kent and surrounding hill tops. There is a traditional feature fireplace and shelving to one alcove.



### Kitchen/Diner

Traditional fitted kitchen with ample cupboard space and integrated appliances. There is a four ring electric hob, oven and grill with extractor canopy and patterned splash back tiling. The kitchen has ample space for dining table and chairs and is finished with tiled flooring and inset spot lights. To the rear of the kitchen is a glazed door leading to the rear hallway and rear entrance.

### Utility Cupboard

Located just off the rear hall, this useful cupboard houses a combination boiler and has plumbing for a washing machine.

### Bathroom

Situated to the rear of the ground floor is this modern three piece bathroom comprising of panelled bath with shower over, vanity wash basin with cupboard space and WC. Tiled floor. Useful storage cupboard and shelving to one wall and an opaque double glazed window.

### Landing

Spacious mid landing with double glazed window providing views towards the garden. Staircase to second floor.



### Bedroom One

A good sized double room with views over the River Kent and towards the local park.

### Bedroom Two

A well presented double room fitted with high quality furnishings, there is a double glazed window with views over the rear patio area and hills.

### Bedroom Three/Loft Room

Located on the second floor this converted loft space provides eaves storage to two walls and two Velux windows. This room would make an ideal snug but has ample space to be a double bedroom.



### Outside

To the front there is a low maintenance courtyard with planted boarders. To the rear of the property there is a well maintained patio area with garden furniture. The patio extends to a shared lawn area.

### Services

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

### Council Tax Band

C

### Tenure

Freehold.

### Internet Speed

Ultrafast speed of 10000 Mbps download and for uploading 10000 Mbps available as per Ofcom website.

Ellerthwaite Square, Windermere, LA23 1DU

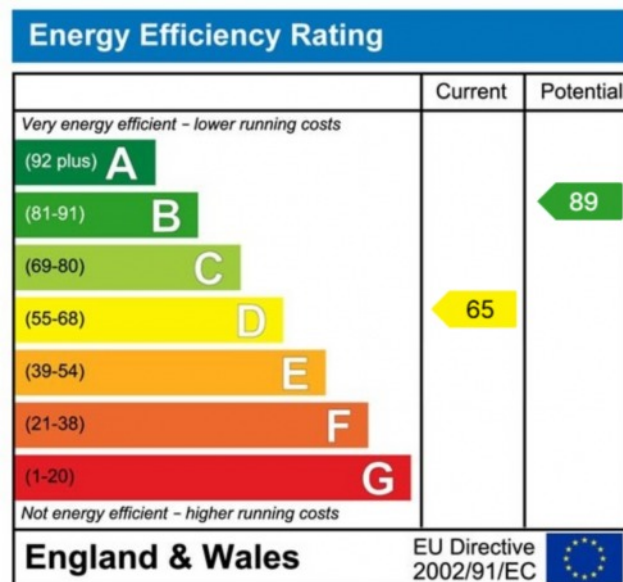
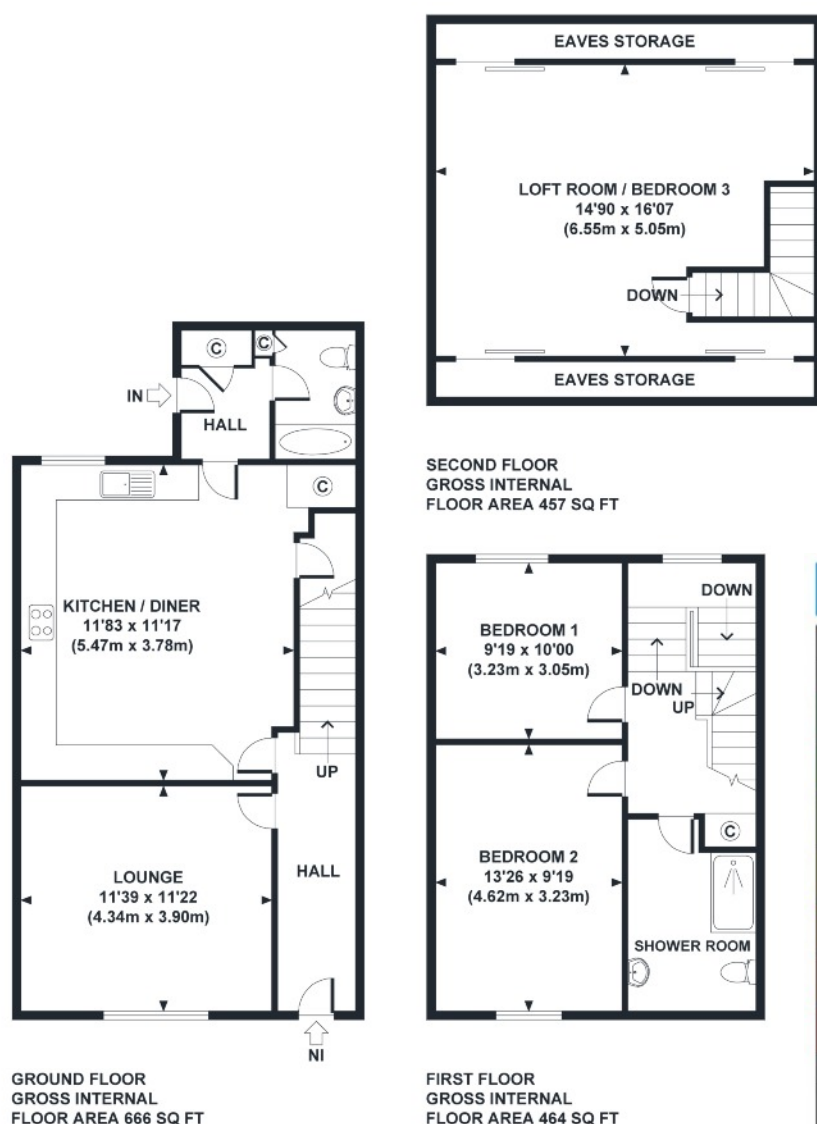
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## Directions

From our Windermere office, join the A591 towards Kendal. Take the second Staveley turning leading onto Kendal Road. Continue over the level crossing and on approaching the bridge (Main Street) bear left on to Gowan Terrace, the property is located  $\frac{3}{4}$  of the way down on the left.

4 GOWAN TERRACE, STAVELEY, KENDAL



APPROX. GROSS INTERNAL FLOOR AREA 1587 SQ FT / 147.44 SQ M  
For illustrative purposes only. Not to scale

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.