



HACKNEY & LEIGH

Staveley

£250,000

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

Located in the heart of Staveley, this three-bedroom mid-terraced stone and slate home offers a fantastic opportunity for buyers seeking a project. Requiring modernisation throughout, the property presents a blank canvas with great potential to create a charming family home or investment. This property is ready for its new owners with many amenities near by. From riverside strolls to more challenging hikes up into the Kentmere Horseshoe, many routes start or end near the village of Staveley, where you'll find cosy cafés, a local butcher and independent shops. This makes it easy to enjoy a well-earned coffee, bite to eat, or pick up supplies after your walk, blending the best of outdoor adventure with village charm and hospitality.

Quick Overview

Mid terraced property

Three bedrooms

Fitted Kitchen

In need of modernisation

Close to local amenities and transport links

Popular village location

On street parking

Ultrafast Broadband*



3



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1



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Ultrafast
Broadband*



On Street
Parking

Property Reference: K7158



Living Room



Living Room



Kitchen/Dining Room



Landing

Upon entry, the hallway leads to a spacious living room on the left, featuring an open fireplace and built-in storage. To the rear is a generous kitchen/dining area equipped with a four-ring Beko hob, oven, stainless steel sink, and access to useful under-stairs storage. A rear porch includes an additional storage room and leads to the house bathroom, comprising a WC, wash basin, and panelled bath with shower over.

Upstairs, there are two double bedrooms and one single. One of the doubles features a character fireplace, perfect for restoration. The landing benefits from excellent natural light.

Externally, the property enjoys a small seating area at the front and a rear patio with a useful shed for bike or tool storage. A separate lawned garden area provides additional outdoor space.

Staveley is a picturesque village nestled between Kendal and Windermere in the Lake District National Park. Surrounded by stunning countryside and located on the banks of the River Kent, it offers a perfect blend of rural charm and community spirit. Ideal for those looking to add value through renovation, this property combines potential, character, and a desirable location close to local amenities and transport links.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 10' 10" x 10' 9" (3.32m x 3.29m)

Kitchen/Dining Room 12' 0" x 8' 5" (3.67m x 2.59m)

Rear Porch

Bathroom

First Floor

Bedroom One 13' 3" x 9' 2" (4.05m x 2.81m)

Bedroom Two 10' 0" x 9' 2" (3.05m x 2.81m)

Bedroom Three 10' 2" x 7' 3" (3.12m x 2.21m)

Property information:

Council Tax: Westmorland and Furness Council Tax - Band C.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///crumble.await.unicorns](https://www.what3words.com/crumble.await.unicorns)

To get from Kendal to Gowan Crescent in Staveley, start by heading east out of Kendal on the A65 towards Staveley. Continue on the A591 for a short distance, then take the exit signposted for Staveley. Follow the road into the village, passing through the main street and the Eagle and Child Pub bear left onto Gowan Terrace where number three can be found.

Viewing: Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom Two



Bedroom Three



Garden

Gowan Terrace, Staveley, Kendal, LA8

Approximate Area = 802 sq ft / 74.5 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1342411

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