



Rook House

38 Main Street, Staveley, LA8 9LN

Guide Price £310,000

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Nestled in the heart of the sought-after Lakeland village of Staveley, Rook House is a beautifully presented two-bedroom cottage that effortlessly combines traditional character with modern comfort. Surrounded by the breathtaking scenery of the Lake District National Park, this charming home offers an idyllic retreat for those seeking a tranquil lifestyle, a stylish holiday escape, or a characterful investment opportunity. The property welcomes you with a warm and inviting ambience, featuring a sitting room rich in period charm and a thoughtfully designed, cosy kitchen that balances practicality with style. Arranged over two upper floors, the cottage provides two well-proportioned bedrooms alongside a spacious and elegantly appointed bathroom. Throughout, tasteful décor and carefully considered details create a bright and airy feel while preserving the property's original character. Externally, Rook House enjoys a delightful and private outdoor seating area, perfectly suited to a bistro-style patio set.

The property is ideally positioned within easy walking distance of local amenities, including well-regarded cafés, traditional pubs, and picturesque walking routes directly from the doorstep. Staveley itself is a vibrant and well-connected village, situated between Kendal and Windermere, making it an excellent base for exploring the wider Lake District. Rook House represents a rare opportunity to acquire a charming cottage in a highly desirable setting, offering both rural tranquillity and everyday convenience.



Accommodation

Sitting room

The front door opens into a welcoming and characterful sitting room, featuring a stylish slate floor with underfloor heating, combining comfort with practicality. A striking original inglenook fireplace with a log burner set on a slate hearth provides a beautiful focal point. A wooden double sash window with deep sill and original shutters overlooks the front aspect, enhancing the cottage's charm. A full wall of fitted cupboards offers excellent storage with both shelving and hanging space, and there is room for a small dining table.



Kitchen

A compact yet highly functional kitchen, thoughtfully designed with white wall and base units complemented by warm wooden worktops and a double stainless-steel sink. Integrated appliances include a slimline dishwasher, washer dryer, electric oven, and hob with extractor fan above. A cupboard neatly houses the fridge freezer, and additional understairs cupboard provides further storage. A door leads directly to the outside seating area.

Stairs from the sitting room lead up to the first floor landing



Bedroom two

A generously sized double bedroom featuring solid wood flooring and a fitted wardrobe. A wooden sash window with deep sill and original shutters, creating a light and comfortable space.

Family Bathroom

A spacious and well-presented bathroom suite in white, comprising a bath, separate shower cubicle, WC, and hand basin. The room is partially tiled and features a wooden sash window with shutters. Additional benefits include a fitted mirrored cabinet with lighting above and a useful linen cupboard with shelving.

Stairs lead up to second floor



Bedroom One

An impressive principal bedroom with exposed beams, two windows allowing for plenty of natural light, and attractive wooden flooring, creating a characterful and relaxing retreat. Additionally there is a walk in storage cupboard which also houses the boiler.



Ensuite shower room

A well-appointed ensuite comprising a shower, WC, and hand basin. Fully tiled and featuring a Velux window, this space is both practical and bright.

Outside

A low-maintenance outdoor seating area accessed from the kitchen, offering just enough space for a bistro set—ideal for al fresco dining. A gate provides convenient external access. There is one allocated off road parking space as well as additional on-street parking to the front.

Services

All mains, mains water, mains Electric, mains drainage, Gas central heating.

What3Words

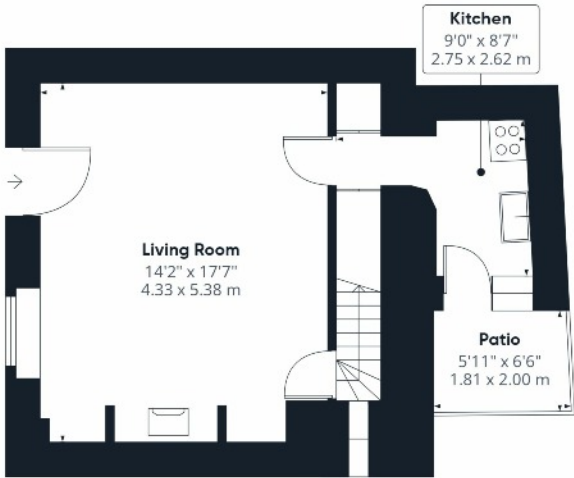
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Council tax band

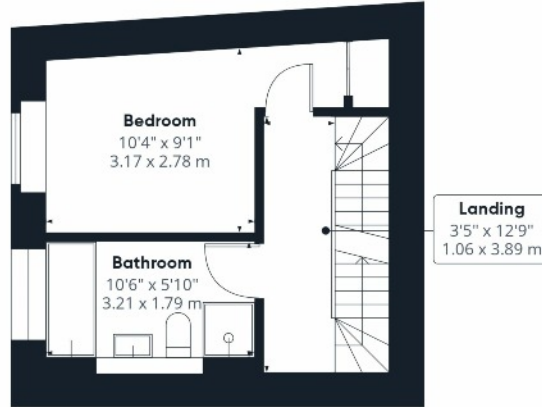
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Broadband

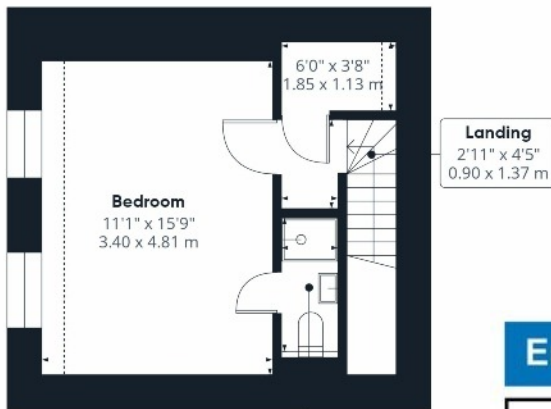
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 795 ft²
 73.8 m²

Balconies and terraces
 37 ft²
 3.4 m²

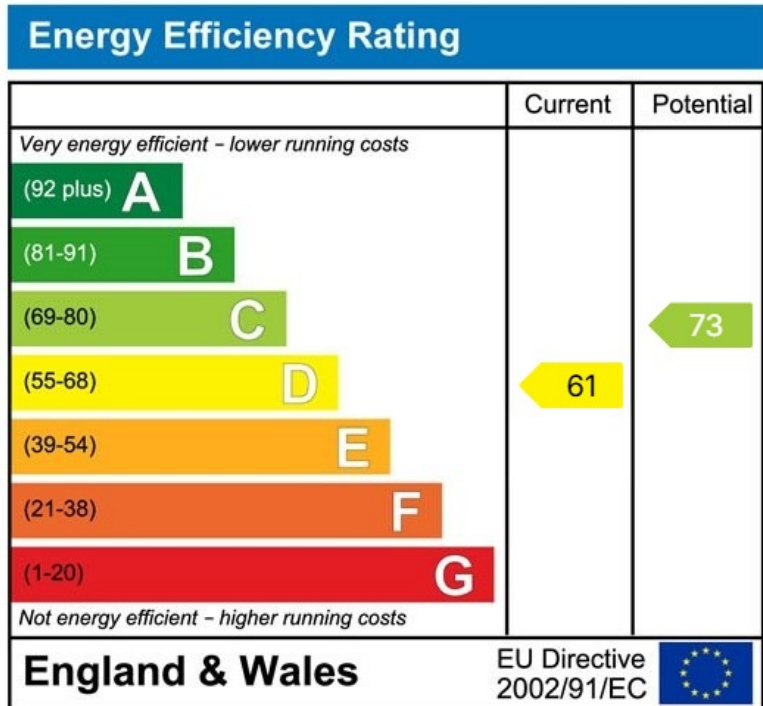
Reduced headroom
 19 ft²
 1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

