



# Staveley

£575,000

The Barn, Main Street, Staveley, Kendal, LA8 9LU

A Detached 3 bedroomed riverside barn conversion extensively renovated and remodeled in 2021 which effortlessly blends luxurious contemporary style with original traditional features. Of particular note is the large open plan living room with balcony overlooking the river Kent, fantastic fittings and it even has an entertaining room complete with a bar. Main occupancy clause applies.

## Quick Overview

3 Bedroom Barn Conversion

1 Luxury house bathroom and 2 en-suite shower rooms

Peaceful, sought-after, village location

Close to amenities and transport links

Newly refurbished and immaculately presented

Private balcony overlooking the river Kent

An entertainment room and fabulous loft space

Patio seating area

Main occupancy clause applies

Superfast Broadband available



3



3



1



E



Superfast  
Broadband



On Road Parking  
Available

Property Reference: W6389



Living Room



Living Room



Kitchen



Balcony

The Barn was originally converted to living accommodation in the early 1980's and then was extensively renovated in 2021 to create the accommodation it is today.

Hidden away just off Main Street in the centre of Staveley, just behind Staveley Pharmacy and overlooking the river Kent at the rear it has a very practical "village centre" location with the soothing sound of the river behind. The current owners have redeveloped the property into something quite special with a real eye for detail and flair.

Offering 3 bedrooms (2 ensuite) plus a luxurious 4-piece bathroom, a rather unique entertaining room and a large first floor open plan living area to take advantage of the rear aspect over the river Kent complete with a balcony. The loft area is accessed via a stylish spiral staircase and has been designed as a soft seating/TV area with limited head height. Planning permission was confirmed in February 2026 as a single dwellinghouse which means the property must be the occupants "only or principal home" and cannot be a second home or holiday let.

This riverside barn has contemporary style and during the renovation it was taken back to the stone and effectively started again with it being rewired, replumbed, replastered and decorated, a new gas central heating system installed, new double-glazed windows and has some wonderful touches like the quality of the bathroom and kitchen facilities and an internally fitted speaker system through the whole house.

Outside there is a side patio area again overlooking the river and to the other side is a useful lean-to outside store.

Come and see this rather unique detached barn and make it your new home.

#### Accommodation (with approximate measurements)

Entrance Porch

Entrance Hall

Bedroom 1 10' 9" x 13' 9" (3.28m x 4.19m)  
En-Suite

Bedroom 2 11' 1" x 20' 0" (3.38m x 6.1m)  
En-Suite

Entertaining Room/Bar 10' 11" x 9' 4" (3.33m x 2.84m)

Stairs to First Floor

Open Plan Living Room 16' 10" x 20' 5" (5.13m x 6.22m)

**Balcony** 14' 3" x 5' 1" (4.34m x 1.55m)

**Kitchen** 11' 5" x 7' 11" (3.48m x 2.41m)

**Bedroom 3** 11' 3" x 9' 6" (3.43m x 2.9m)

**Bathroom**

**Spiral Staircase to Loft Area**

**Loft Area (with limited head height)** 20' 0" x 15' 6" (6.1m x 4.72m)

### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water, drainage and electricity.

**Council Tax** Westmorland and Furness Council - Band C

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

**Viewings** Strictly by appointment with Hackney & Leigh.

**What3Words** ///i/interviewer.shields.spice

**Directions** Located just behind the pharmacy on the main street in the centre of the ever popular village of Staveley. On entering the village from Danes Road from Windermere, over the zebra crossing with the pharmacy just further along on the right. The Barn is just behind and accessed to the right hand side. Please note that whilst the property has vehicular access to the property it does not have the right to park on the tarmacked area to the front of the property, there is however ample unrestricted parking locally.

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



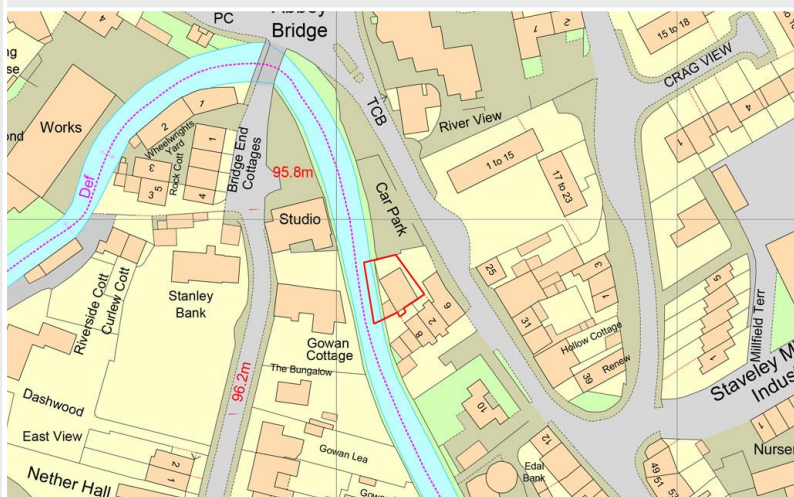
Bedroom 1



Bedroom 2



Bedroom 3



Ordnance Survey Map



Ground Floor

First Floor



Loft Area



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

160 m<sup>2</sup>  
1723 ft<sup>2</sup>

Balconies and terraces

8.1 m<sup>2</sup>  
87 ft<sup>2</sup>

Reduced headroom

27.8 m<sup>2</sup>  
299 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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