



## Danes Road

Staveley, Kendal, LA8 9PR

Offers Over £465,000

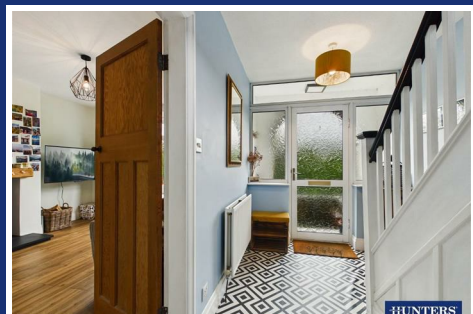


- Three Bed Semi-Detached Home
- Wonderful Setting at the Base of Reston Scar
- Cosy Lounge with Deep Bay Window and Lovely Views
- Luxurious Four Piece Bathroom
- Large Plot, with Secure Rear Garden and Raised Patio Area.
- Located in Popular Lakeland Village
- Recently Fitted Kitchen/Diner
- Utility Room
- Double Garage and Plenty of Driveway Parking
- Council Tax Band D

# Danes Road

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A classic interwar three bed semi-detached property located in the desirable village of Staveley, that sits within the National Park and just 5-miles from Windermere. The property has been much improved by the current owners and is well presented throughout. The accommodation comprises of an entrance hall, living room with wood burner, a large kitchen/diner with recently installed units, and a separate utility all to the ground floor. Upstairs you will find three bedrooms, two large doubles and one single, and a luxury bathroom. Outside there is a large double garage and plenty of off-road parking on the drive that extends up the side of the house. There is a lovely garden to the rear that gently rises up to a raised patio area, and wonderful views forward and back up to the fell.

Positioned on the lower slopes of Reston Scar, the property enjoys an elevated setting with direct access to some of the area's most popular fellsides walks, while remaining within easy reach of the village amenities. Staveley is widely regarded as one of South Lakeland's most desirable villages, combining a strong sense of community with excellent everyday amenities and superb connectivity.

There is a comprehensive range of facilities including a village shop, post office, pharmacy, cafés, artisan bakery, public houses and independent businesses, together with a doctor's surgery, church and recreation facilities. There is a vibrant food and drink scene, with popular destinations such as Wilf's Cafe and The Eagle and Child Inn attracting visitors from across the region. There are many more local outlets in Mill Yard including the wheelbase cycle shop, local barbers, a handmade community shop, yoga studio, and a gym close by in Ings.

Families are well served by educational facilities, with Staveley CofE Primary School located in the village and there are highly regarded secondary schools available in nearby Kendal.

### Entrance Hall

On entering the home, it is a few steps up from the driveway and you then come to a recessed porch offering shelter from the elements. In front of you is a glazed external door with two side panels and on passing through you come to the entrance hall. From here you can access the living room, the kitchen/diner, and the stairs rising to the first floor.

### Living Room

This is a welcoming room with a bay window to the front elevation offering views out to the tall mature trees that line the cul-de-sac and the hills beyond. A wood burner is recessed into the chimney breast and sits on a slate plinth with an decorative timber style mantle above. White plastered walls contrast with a rich green feature wall with panelling details and floral inlays, and this colour scheme is repeated in the niche to the alcove alongside the wood stove, creating a stylish and contemporary look.

### Kitchen/Diner

A generously sized room with a modern shaker style kitchen and large dining area creating a fabulous place in which to cook, dine and socialise. The recently fitted kitchen comprises of a mix of blue and white cabinets at wall level, and all blue at base level, and there are contrasting white work surfaces over with matching upstand. The wall cabinets are underlit and there is a light oak coloured laminate floor extending through the kitchen and dining area. Integral appliances include an electric range with induction hob, split ovens and a warming drawer, an overhead extractor canopy, a tall fridge and freezer, and an inset sink with a black mono tap.

In the dining end you will find space for the large family dining table and chairs, a tall feature wall radiator, and sliding doors to the rear elevation offering access and view of the garden.

### Utility

Just off the kitchen, the utility has under counter space and plumbing for a washing machine and dishwasher and there is a glazed external door that leads to the side of the house.

### First Floor Landing

Accessed from the stairs rising from the entrance hall, the landing is bright and sunlit from a window to the side elevation, and it provides access to all the first floor rooms.

### Bedroom One

The larger of the two doubles is the front room, with a deep bay window offering elevated views over the garden, roof terrace (over the garage) and to tall trees and the fell beyond.

### Bedroom Two

The second double overlooks the generous rear garden and looks up to the impressive Renton Scar that rises above. The room is fitted out with a range of wardrobes with plenty of hanging space, draws, and a dressing table.

### Bedroom Three

Bedroom three is a single and is currently used as a home office.

### Bathroom

Tiled to all the elevations and the floor, this luxury bathroom comprises of a freestanding jacuzzi bath, a large walk-in shower, a wall hung wash basin and a low level WC. The room is completed with a chrome towel rail, ceiling spots and an extractor fan.

### Double Garage

Immediately outside the front of the house, but at a lower level, is a large double garage with light, power & water and an up-and-over door for vehicular access.

### Driveway

There is parking for multiple vehicles, both outside the front of the garage and then on the driveway that rises to the side of the house. The property sits on a sloping plot, and the ability to park outside the utility door is a great asset when loading in shopping and for quickly getting in and out of the house.

### Gardens

The rear garden is mostly laid to lawn, and has a winding slate chip path that leads to a raised seating area. Reston Scar rises dramatically behind the stone wall and a fixed ladder allows you to climb over and access the Fell. The seating area is covered with attractive paving slabs and looking back towards to have wonderful elevated views.

To the front of the house is a roof terrace that sits on top of the double garage. Lined with pretty black painted metal rails, this space offers an additional place to sit and enjoy the outdoors and perhaps improve with the positioning of pots and planters. Please note the boards under the roof covering are ready for replacement.

### Agents Note

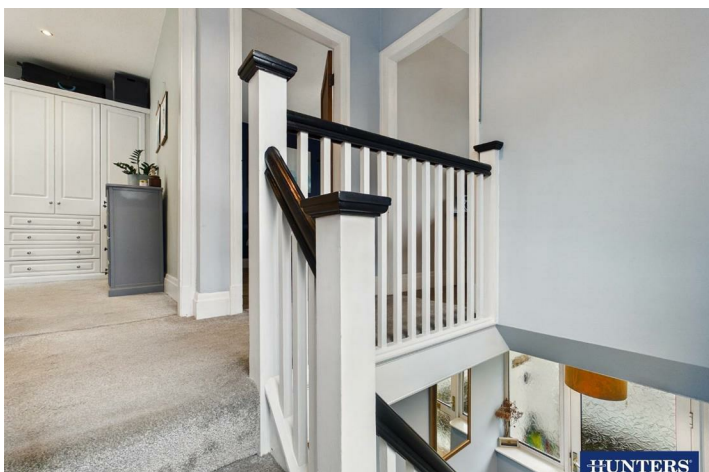
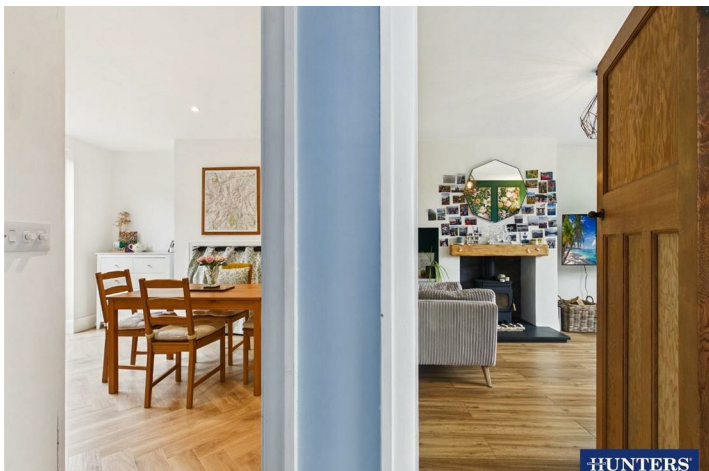
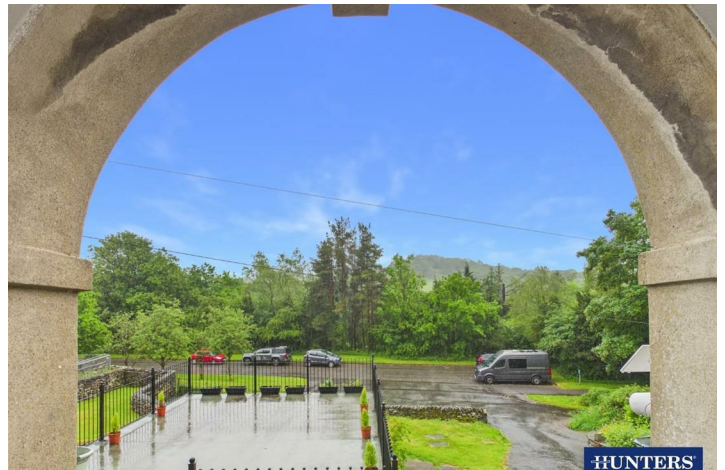
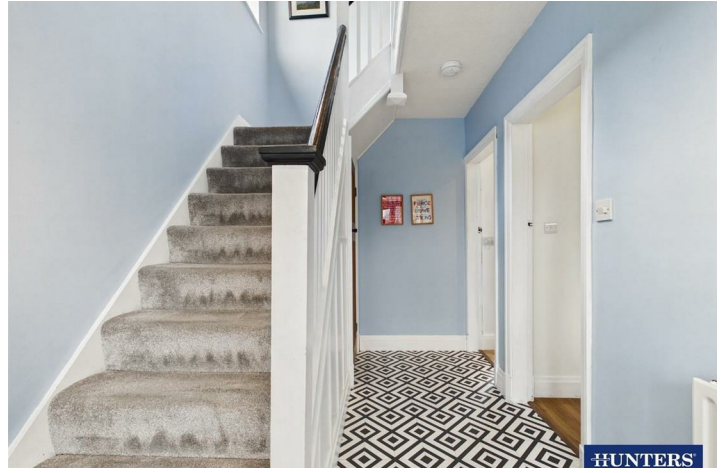
The house is served by a septic tanks, dedicated to this property, and it has been assessed as compliant within the 2020 General Binding Rules .

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

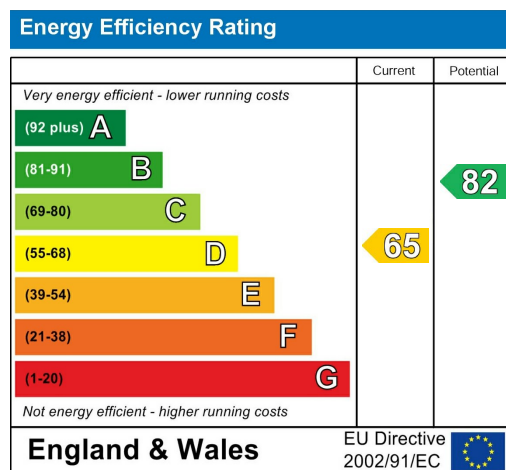
Floorplan







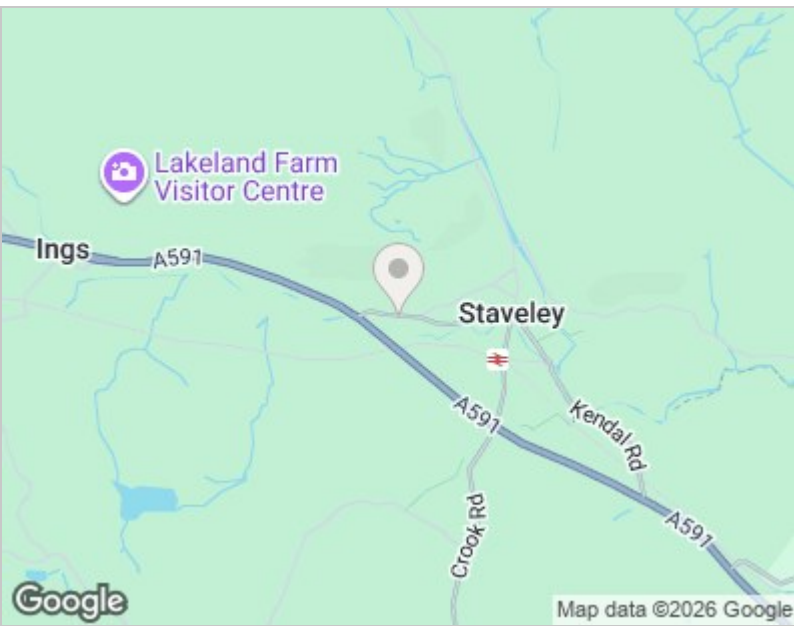
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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