



Kentmere Cottage Silver Street, Staveley

£440,000



Kentmere Cottage, Silver Street

Staveley

Set within the heart of the ever popular Staveley, this truly gorgeous detached cottage enjoys one of the most desirable village settings in the South Lakes. Staveley is loved for its vibrant community feel, independent shops, cafés and excellent amenities, all within easy walking distance. The railway station is close by, offering convenient links, while swift access to the M6 makes commuting straightforward. Surrounded by some of the Lake District's most breath taking scenery, with walks and fells on the doorstep, this is a location that perfectly balances village charm with outstanding connectivity.

Downstairs the property is warm and welcoming, full of character and comfort. The cosy principal lounge centres around a charming log burning stove, creating a wonderful focal point for relaxing evenings. The stunning cottage style shaker kitchen is both stylish and practical, featuring an impressive Rayburn oven and ample space for a dining table, making it the true heart of the home. A separate second reception room provides additional flexibility and opens directly onto the garden, ideal for entertaining or quieter moments. A ground floor WC and useful utility cupboard complete the layout.

Upstairs there are three bedrooms, offering flexibility for family life, guests or home working. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. Two further bedrooms are well proportioned and versatile, served by a separate family bathroom, creating a comfortable and well balanced first floor.

Externally, the enclosed patio garden provides a lovely low maintenance outdoor space, perfect for sitting out and enjoying the peaceful surroundings. The patio also offers potential to be used as off road parking if desired, in addition to on street parking nearby. Solar panels have also been fitted to the roof of the property.

- A truly gorgeous detached cottage set in the heart of sought after Staveley
- Beautifully presented interiors blending charm and comfort
- Cosy principal lounge with a characterful log burning stove
- Stunning cottage style shaker kitchen with space for dining and an impressive Rayburn oven
- Separate second reception room with doors opening onto the garden
- Practical ground floor WC and handy utility cupboard
- Solar panels fitted to the roof
- Main bedroom with fitted wardrobes and en suite shower room
- Two further versatile bedrooms ideal for guests, children or home working
- Enclosed patio garden offering potential off road parking, plus on street parking

DIRECTIONS: From Main Street in Staveley, proceed towards the traffic lights at the junction with Windermere Road. Turn right at the lights onto Windermere Road, then take the next turning onto Silver Street. Follow Silver Street and, at the corner where Silver Street meets Back Lane, Kentmere Cottage can be found on the corner.

WHAT3WORDS:///energetic.cosmetic.attitudes

COUNCIL TAX: Currently Band D

TENURE: Freehold

EPC Rating: A

SERVICES: Mains gas, mains electric, mains water and mains drainage.

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





LIVING ROOM

16' 9" x 14' 4" (5.10m x 4.38m)

KITCHEN / DINING ROOM

18' 1" x 14' 11" (5.50m x 4.55m)

LIVING ROOM (REAR)

18' 6" x 11' 1" (5.65m x 3.39m)

WC

5' 6" x 3' 7" (1.67m x 1.08m)

BEDROOM

14' 7" x 13' 7" (4.44m x 4.14m)

BEDROOM

8' 9" x 7' 11" (2.67m x 2.41m)

BEDROOM

8' 9" x 8' 8" (2.67m x 2.63m)



LANDING

6' 6" x 3' 4" (1.99m x 1.01m)

SHOWER ROOM

7' 9" x 6' 4" (2.36m x 1.92m)

BATHROOM

5' 6" x 5' 6" (1.68m x 1.68m)

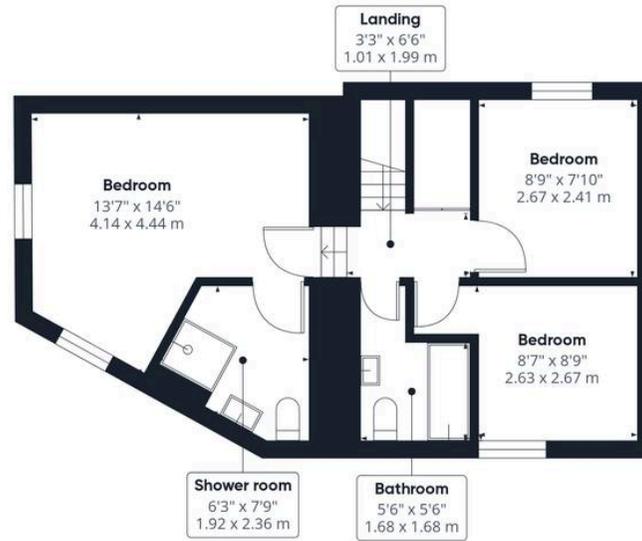








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1201 ft²

111.6 m²

Reduced headroom

11 ft²

1 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.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.