



Ashes Cottage

Ashes Lane | Staveley | Kendal | LA8 9NL

 FINE & COUNTRY

Ashes Cottage





Welcome to Ashes Cottage, Ashes Lane, Staveley, LA8 9NL

Originally a farmhouse, Ashes Cottage is an exceptional detached property forming part of an exclusive collection of traditional Lakeland homes, in a truly idyllic setting.

Enjoying magnificent panoramic views across open countryside towards the village of Staveley and the fells and mountains at the head of the Kentmere Valley, Ashes Cottage occupies a superb position in the heart of the Lake District.

Refurbished by the current owners, the property beautifully combines historic Lakeland character with modern comforts and conveniences. Whether as a stunning family residence, an elegant second home, or a highly desirable holiday let, Ashes Cottage offers a rare opportunity to enjoy the very best of country living.

“ We love arriving at Ashes Cottage – any stress immediately fades away as we get out of the car, breathe in the fresh mountain air and feel the tranquility all around us.





WELCOME
KIRSTEN
+
ALL
TO
ASHES ☺

Location

Ashes Cottage enjoys a superb rural setting, surrounded by rolling countryside and peaceful open farmland. Approached via a quiet no-through country lane leading from the Staveley to Crook Road, the property offers a wonderful sense of privacy and tranquility while remaining conveniently accessible. Ideally positioned approximately one mile from both the villages of Staveley and Crook, it combines the best of country living with excellent local amenities close at hand.

The thriving village of Staveley is renowned for its strong community spirit and offers an excellent range of everyday facilities, including independent shops, cafés, a traditional pub, a railway station, primary school, doctor's surgery, pharmacy, recreation ground, village hall and church. The village also serves as a gateway to some of the Lake District's most spectacular walking, cycling and outdoor pursuits.

Situated within the Lake District National Park, Ashes Cottage occupies a highly desirable location between the market town of Kendal and the internationally renowned destination of Windermere. This strategic position provides easy access to a wealth of leisure, cultural and recreational opportunities, from picturesque lakes and mountain trails to award-winning restaurants and attractions.

Despite its idyllic rural setting, the property is remarkably well connected, being just a short drive from Junction 36 of the M6 Motorway, placing the wider North West and national transport networks within easy reach.

“

It's been great to be able to walk into Staveley over the fields and past the sheep. Whether for a coffee, a meal or groceries, the village has everything we need.









Step inside

This charming and character-filled cottage boasts an abundance of traditional features throughout, seamlessly blending period charm with modern convenience, all set against a backdrop of stunning countryside views from every aspect.

Upon entering, you are welcomed into an entrance porch with built-in cupboards and attractive Lakeland stone flooring. The dining room also features Lakeland stone flooring, traditional exposed beams and an impressive stone-surround feature fireplace, creating a wonderful space for entertaining or family gatherings.

The living room is particularly rich in original detail, showcasing exposed beams, an original built in spice cupboard, a wood burning stove, plus charming original feature doors. Additionally, the living room is spoilt with direct access to the rear patio seating area.

The kitchen offers a range of wall and base units alongside integrated appliances including a Neff double oven, Neff dishwasher and Neff induction hob with extractor over, plus a tall fridge with freezer compartment. A former pantry has been adapted to provide understairs storage.

Upstairs, a beautiful arched feature window enhances the staircase with natural light and period appeal. The first floor hosts three generously proportioned bedrooms, each benefitting from delightful window seats that frame the beautiful open views towards Potters Fell or Ashes Wood. Bedroom three also provides access to a useful loft space. The family bathroom has been stylishly modernised and comprises a WC, wash basin with vanity unit, shower cubicle, heated towel rail and underfloor heating.

With original feature doors, exposed beams, Lakeland stone flooring and breathtaking views from every window, this is a truly special home that offers timeless character in an idyllic setting.

“ We love waking up to misty fields and the sun rising over the fells. No matter the time of year we visit, Ashes Cottage wraps us in a blanket of cosiness.













Step Outside

Externally, the property continues to impress with superb outside space designed for both practicality and enjoyment.

A double garage incorporates a utility area, complete with a pressurised water tank and plumbing for a washing machine. Additionally, a generous driveway provides ample off-road parking for multiple vehicles.

The rear garden is a true highlight, featuring a well-maintained lawn complemented by a variety of beautiful plants and shrubs and a charming pond. A fabulous patio seating area enjoys wonderful open views towards Potters Fell and Ashes Wood, offering the perfect setting to relax and unwind.



“
The patio is our favourite spot in the Summer. It's so peaceful to just sit and appreciate the natural beauty of the Lake District, interrupted only by the sound of laughter from our children as they play in the nearby stream.





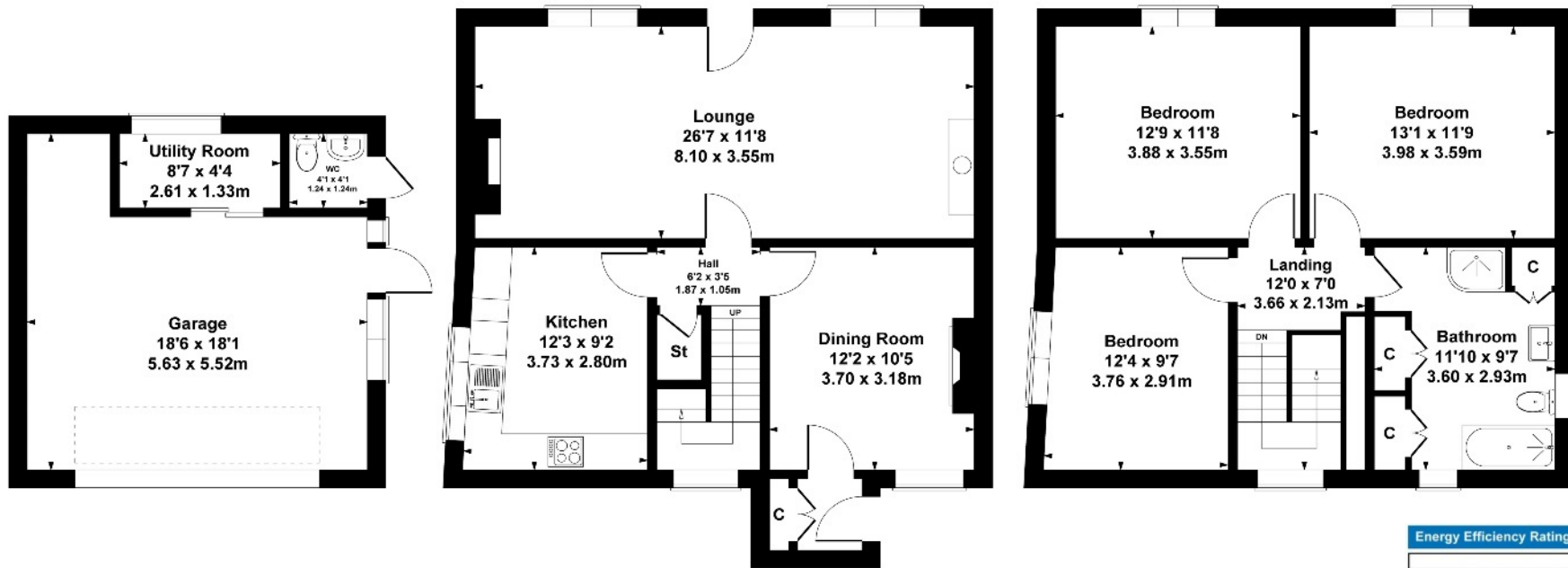
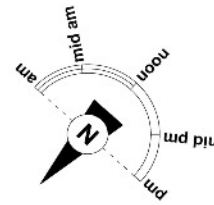
Ashes Cottage, Ashes Lane, Staveley

Approximate Gross Internal Area

House : 1324 sq ft - 123 sq m

Garage : 334 sq ft - 31 sq m

Total : 1658 sq ft - 154 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



FURTHER INFORMATION

On the road

Staveley	1.1 miles
Kendal	5.4 miles
Bowness on Windermere	6.6 miles
Ambleside	9.3 miles
Manchester	77.3 miles

Transport links

M6 J36	12.3 miles
Oxenholme railway station	8.9 miles
Staveley railway station	1 mile
Manchester airport	86.8 miles
Liverpool airport	91.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

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

Services

Mains electricity. Private water and private drainage. LPG gas fired central heating from a new boiler (installed 2025).

Drainage to a private septic tank located in rear garden.

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,300 (with effect from 01.04.26) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

13 mins	Lancaster
1 hr, 14 mins	Manchester (Picadilly)
2hr, 47 mins	London (Euston)

Directions

what3words ///investor.sapping.repeating

Download the what3words App or go online for directions straight to the property.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Guide price £975,000

Places to visit

Within the vast array of Lake District attractions there are many National Trust locations and properties to visit

Historic houses – Sizergh Castle, Levens Hall, Leighton Hall, Holker Hall and Blackwell

Abbot Hall Art Gallery, Kendal

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Jetty Museum, Windermere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns

Golf courses at Windermere, Crook and two in Kendal

Live theatres at the Roundhouse in Staveley, The Old Laundry in Bowness on Windermere and The Brewery in Kendal

Cinemas at The Royalty in Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

Great walks nearby

Without getting in the car there are a variety of routes for every ability and depending on the time you have available. A number of short walks into the village, with plenty of opportunities for refreshments before heading home. Not far from the door is the famous Kentmere Horseshoe (sometimes known as the Kentmere Round) which at 12 miles long includes seven Wainwright fells to tick off your list (within the National Park there are a mighty 214 in total if you like a challenge), plus another smaller walk being Potters fell.

Places to eat

The Lake District offers a wide range of options:

Informal dining, cafes and pubs

The Eagle & Child Inn, Staveley

Within Staveley Mill Yard - Wilf's Café, and More? Bakery

Plumgarths Farmshop and cafe

Low Sizergh Barn, farmshop and café

Café Italia, San Pietro and Homeground, Windermere

The Sun Inn, Crook

The Punch Bowl, Crosthwaite

The Wheatsheaf Inn, Brigsteer

Harry's Place at Yew Tree Barn, Low Newton

The Black Labrador, Underbarrow

Very special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant, Ambleside

Forest Side Hotel, Grasmere

Heft, High Newton

Schools

Primary

Staveley CoE Primary School

There is also a choice of schools in both Windermere and Kendal
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

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