



# Staveley

£350,000

Corner Cottage, 9 Brow Lane, Staveley, Kendal, LA8 9PH

Occupying a generous corner plot in the heart of the highly sought-after Lakeland village of Staveley, Corner Cottage is a detached family home offering well-proportioned accommodation, wrap-around gardens and exciting potential for personalisation and enhancement.

Staveley continues to be one of the area's most desirable villages, combining a thriving community atmosphere with exceptional accessibility. The village offers a highly regarded primary school, a popular public house, excellent local amenities and the vibrant Staveley Mill Yard, home to independent shops, cafés and artisan businesses. The nearby business park further enhances the village's appeal, whilst excellent transport links provide easy access to Kendal, just five minutes away, Windermere and the wider Lake District National Park. Junction 36 of the M6 is also readily accessible, making the property well placed for both commuters and those seeking a base from which to enjoy the surrounding countryside.

## Quick Overview

- Detached house
- Three bedrooms
- Dual aspect living areas
- Generous corner plot
- Sought after village location
- Wrap around garden
- Living room with log burner
- Excellent transport links
- Driveway Parking
- Ultrafast Broadband Available



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Ultrafast



Driveway parking

Property Reference: K7311



Entrance Hall



Study



Living Room



Dining Kitchen

A bright and welcoming entrance porch, flooded with natural light through large glazed panels, provides access into the home. The entrance hall serves the ground floor accommodation and staircase to the first floor.

Positioned to the front elevation, the dual-aspect living room enjoys pleasant natural light and features a cosy log-burning stove with attractive wooden beam mantel, creating a warm and inviting focal point.

The breakfast kitchen is fitted with a range of wall and base units and benefits from dual-aspect windows overlooking the surrounding gardens. Features include an inset sink and drainer, under-unit lighting, space for a cooker, plumbing for a washing machine and additional space for a fridge freezer. The boiler is also housed within the kitchen. A useful understairs area has been thoughtfully opened up and is currently utilised as a versatile home working space. A further door from the hallway provides direct access to the rear garden.

To the first floor, the accommodation continues to impress with well-proportioned rooms throughout. The principal bedroom is a particularly spacious dual-aspect double room positioned to the front of the property, enjoying views across the surrounding greenery and has benefit of built in wardrobe. Bedroom two is another comfortable double bedroom located to the rear. Bedroom three provides a versatile single bedroom, cleverly designed with a wrap-around nook that maximises the property's footprint.

The house bathroom comprises a panelled bath with electric shower over, wash hand basin and WC.

Externally, the gardens wrap around the property, enhancing its attractive corner position. A raised lawned garden extends across the front before continuing around the side, providing excellent outdoor space with plenty of potential for landscaping, gardening or family enjoyment.

Corner Cottage presents a rare opportunity to acquire a detached home within one of the South Lakes' most desirable villages. Offering generous accommodation, wrap-around gardens and an enviable village setting, the property provides an excellent opportunity for purchasers to further enhance and modernise to suit their own tastes and requirements, creating a wonderful long-term family home.

Accommodation with approximate dimensions



Living Room



Dining Kitchen



Stairs



Bedroom One



Bedroom Two



Bedroom Three

**Entrance Porch:**

6' 11" x 13' 2" (2.13m x 4.02m)

**Entrance Hall**

**Living Room:**

11' 11" x 13' 10" (3.64m x 4.23m)

**Dining Kitchen:**

11' 10" x 10' 6" (3.62m x 3.22m)

**Study/Understairs nook:**

10' 7" x 5' 11" (3.24m x 1.82m)

**First Floor**

**Bedroom One:**

11' 10" x 13' 10" (3.61m x 4.23m)

**Bedroom Two:** 11' 10" x 9' 11" (3.63m x 3.04m)

**Bedroom Three:** 15' 5" x 13' 1" (4.70m x 4.00m)

**House Bathroom**

**Property Information**

**Parking:** Driveway Parking

**Tenure:** Freehold

**Services:** Mains gas, mains electricity, mains water and mains drainage

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

**Council Tax:** Westmorland and Furness Council Tax Band: D

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

**What3Words & Directions** [///inhale.eyelashes.oblige](https://www.what3words.com/#!/inhale.eyelashes.oblige)

Start in Kendal and head south on the A591 (Windermere Road), following the signs for Windermere. Continue along the A591 for approximately 3-4 miles towards Staveley. As you enter the village, pass the local amenities and continue past the SPAR shop on your right-hand side. Proceed over the zebra crossing and, shortly afterwards, turn right onto Silver Street. Take the next left onto School Lane and continue to the top of the lane until you reach the crossroads. Corner Cottage is the property on the corner plot immediately on your right-hand side.

**Anti-Money Laundering Regulations** Please note that



Bedroom One



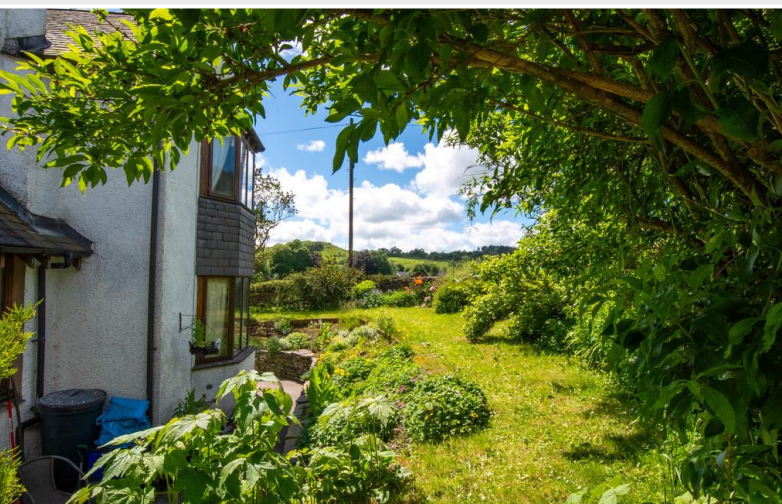
Bathroom



Garden



Garden



Garden

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 (incl. 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).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

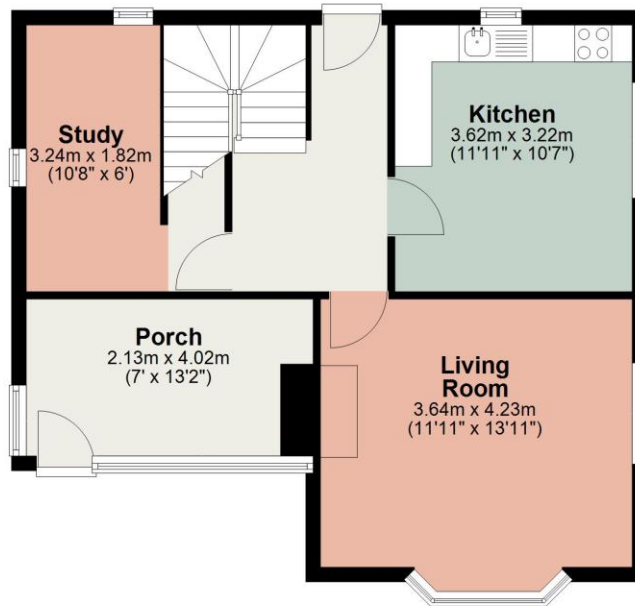


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## Ground Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



## First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

**Corner Cottage, 9 Brow Lane, Staveley**

A thought from the owners...

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