

Ashdene Brow Lane, Staveley

£425,000

Your Local Estate Agents ThomsonHaytonWinkley



Ashdene Brow Lane

Staveley, Kendal

Situated in the heart of the highly sought after village of Staveley, Ashdene is a charming Lakeland stone and slate cottage offering character, comfort and an enviable location within one of the Lake District's most popular villages. Surrounded by beautiful countryside and enjoying easy access to local walks, independent shops, cafés and transport links, the property is perfectly placed for both permanent occupation and holiday use.

Beautifully presented throughout, the accommodation retains a warm and welcoming feel. The sitting room provides a cosy retreat and forms the heart of the home, whilst the kitchen diner offers a sociable space for everyday living, family meals and entertaining. A useful utility room and ground floor WC add further practicality.

To the first floor are three double bedrooms together with a modern shower room, that was updated in 2020. The well balanced layout makes excellent use of the available space and is ideally suited to a variety of purchasers.

Externally, the property benefits from a pleasant front garden together with a small rear courtyard area, providing space to sit and enjoy the surroundings. On-street parking is available nearby.

The property is currently operated as a successful holiday let, offering an attractive opportunity for those seeking a lifestyle investment within the Lake District. Equally, Ashdene would make a wonderful permanent home or second home in this thriving village community.

The property benefits from being sold with no ongoing chain.

- Characterful Lakeland stone and slate mid terraced cottage
- Kitchen diner ideal for everyday living and entertaining
- Cosy sitting room full of charm and character, with woodburning stove
- Useful utility room and ground floor WC
- Three double bedrooms
- Modern shower room
- Front garden and rear courtyard area
- Sold with NO ONGOING CHAIN
- Successful holiday let with established income history
- Desirable Staveley village location close to amenities and walks

WHAT3WORDS:///cutback.prefect.patrolled
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F









ENTRY
4′ 11″ x 4′ 10″ (1.50m x 1.47m)

LIVING ROOM
12′ 0″ x 11′ 8″ (3.66m x 3.55m)

KITCHEN
12′ 2″ x 9′ 9″ (3.72m x 2.96m)

UTILITY ROOM
3′ 8″ x 6′ 8″ (1.13m x 2.02m)

WC
4′ 6″ x 2′ 3″ (1.36m x 0.68m)

LANDING
11′ 6″ x 2′ 9″ (3.50m x 0.85m)

BEDROOM
12′ 1″ x 9′ 3″ (3.68m x 2.81m)

BEDROOM
13′ 5″ x 9′ 3″ (4.08m x 2.82m)

BEDROOM
10′ 1″ x 8′ 7″ (3.08m x 2.62m)

SHOWER ROOM
6′ 6″ x 6′ 2″ (1.97m x 1.88m)

SERVICES
Mains electric, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band TBC

TENRUE: FREEHOLD

IDENTIFICATION CHECKS
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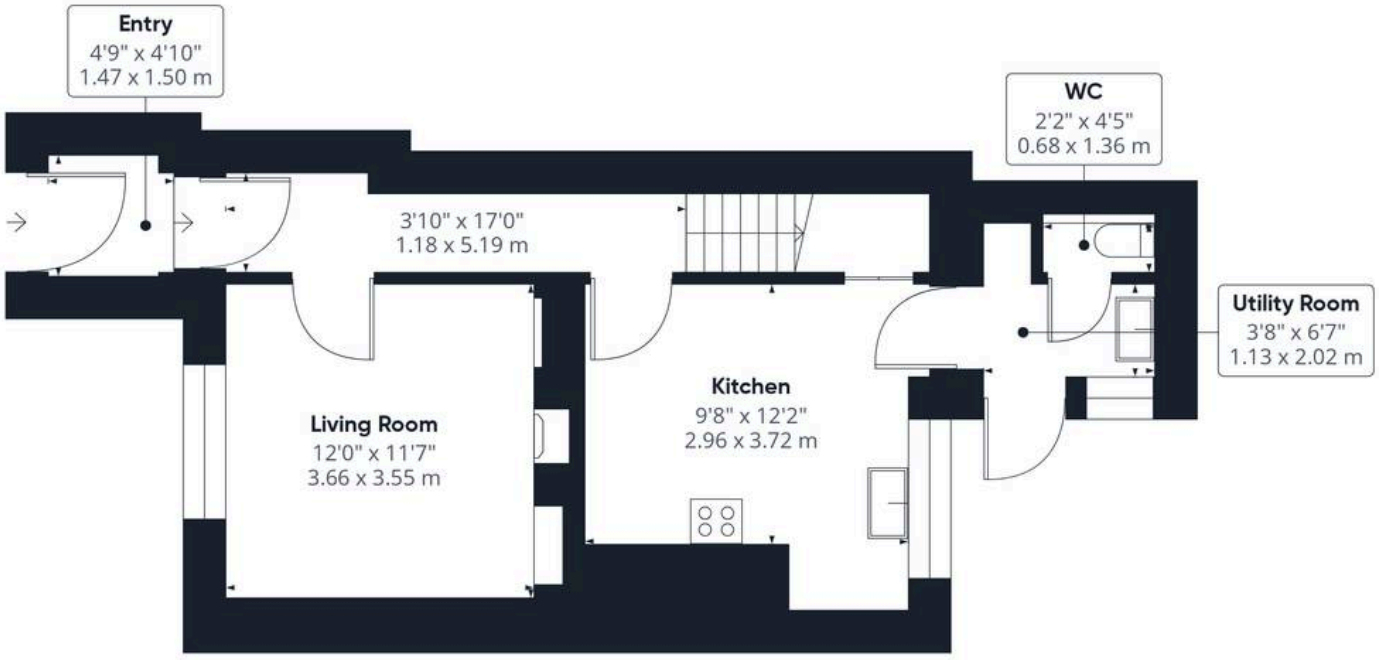




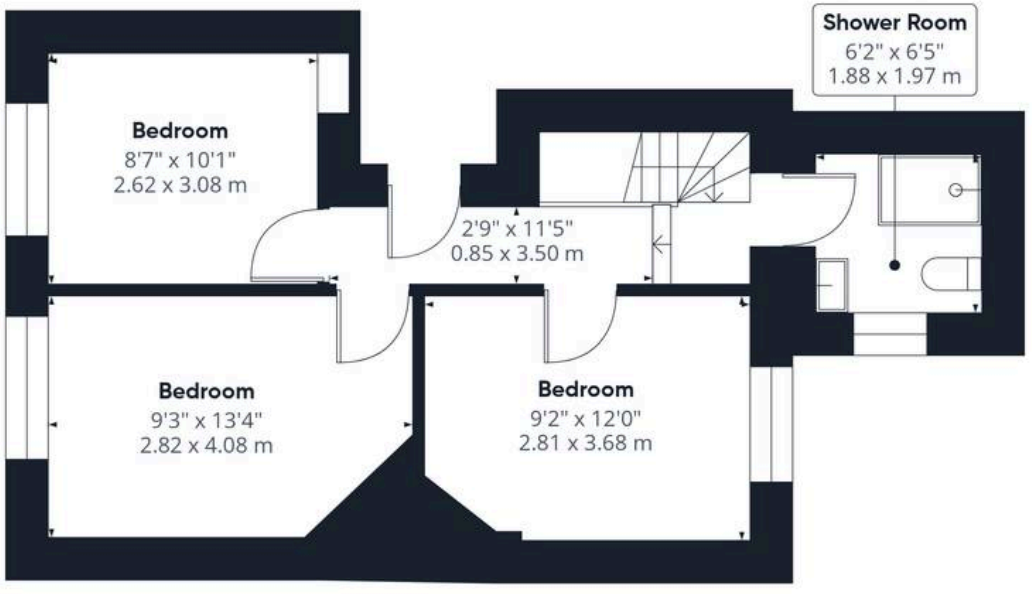








Ground Floor





Floor 1

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Approximate total area(1)

850 ft²

79 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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