



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

The Paddocks - Stainton





Features

- One double bedroom with vaulted ceiling
- Open plan living/ dining/ kitchen with wood burning stove and vaulted ceiling
- Single floor living
- Secure front and rear gardens to enjoy
- No onward chain
- Allocated parking space

A charming and contemporary 1 bedroom cottage, converted from a former stable block and set within the peaceful rural hamlet of Stainton. The property features secure front and rear gardens along with allocated parking, making it an ideal choice for first-time buyers or those looking to downsize to a low-maintenance home in a beautiful countryside setting. The property would make the perfect accommodation for live-in staff as it can also be purchased

with the main arena and American barn stable blocks, also available for sale. Internally there is a double bedroom, an open-plan living, kitchen and dining space with wood burning stove and a vaulted ceiling, and a modern bathroom with a feature stand alone bath and traditional characterful features retained throughout. Offered with no onward chain. Stainton is peaceful, rural village just south of Kendal offering a quiet, close-knit community

surrounded by rolling countryside. There is easy access to the A590 and M6 and scenic walks can be enjoyed along the canal with nearby attractions to enjoy such as The Alpaca Centre. The surrounding area is renowned for its scenic beauty, outdoor pursuits and equestrian heritage. Kendal is 5.5 miles away and offers a vibrant mix of artisan shops, cafés, restaurants, schools, and cultural attractions.



Living room / kitchen / diner

A beautifully bright, open-plan space designed for cooking, dining and relaxing. A striking floor-to-ceiling feature window overlooks the front garden, complemented by a Velux window that floods the room with natural light. The vaulted ceiling enhances the sense of space and airiness. The living area features a wood-burning stove and wooden flooring, creating a cosy focal point. The kitchen is thoughtfully zoned by a peninsular breakfast bar, with integrated appliances including a gas range cooker with extractor, wine fridge, dishwasher, fridge and freezer. Grey shaker-style cabinetry provides excellent storage, paired with wood-block work surfaces. A grey tiled floor leads seamlessly through to the adjoining rooms.

Hallway

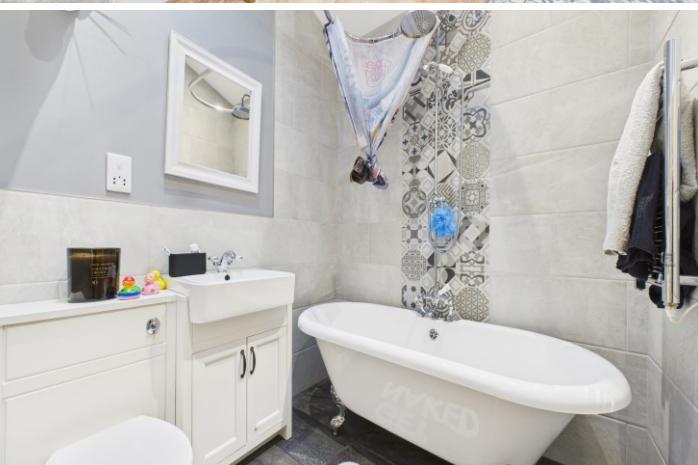
The hallway forms a bright and welcoming entrance to the home, leading to the open-plan living, dining and kitchen area on one side, and the bedroom and bathroom on the other. A double built-in cupboard offers excellent storage for shoes, coats and bags, with additional cupboards above for extra space. A further cupboard provides plumbing and room for a washing machine and dryer, keeping laundry appliances neatly tucked away from the main kitchen.





Bedroom

An airy double bedroom featuring a vaulted ceiling and a window overlooking the garden. The warm wooden floor introduces a cosy, welcoming touch to the space.



Bathroom

A luxurious bathroom featuring a standalone statement bath with dual shower heads above, a concealed-cistern WC, and a hand basin set within a vanity unit offering built-in storage. There are modern grey floor tiles with light grey splashback wall tiling, complemented by a modern patterned design that adds character and interest. A heated towel rail enhances comfort, while a Velux window fills the room with natural light.



Externally

A traditional stone wall frames the front garden, which is laid to lawn with a welcoming path leading up to the front door. Just outside the home, a patio seating area provides an ideal spot to relax or dine al fresco during the warmer months. From here, there are far-reaching views across the surrounding countryside. The rear of the property features an enclosed yard with utilities already in place, offering potential for a future extension if desired. To the front, there is private parking for one vehicle.

Useful Information

Tenure - Freehold

Council tax band - A (Westmorland and Furness Council).

Water - Mains.

Heating - Gas central heating and wood burning stove.

Drainage - Klargest system with shared obligations.

Access - Unrestricted right of access with shared maintenance.

Grade 2 listed.

What3Words location - ///postings.speech.hotspots.



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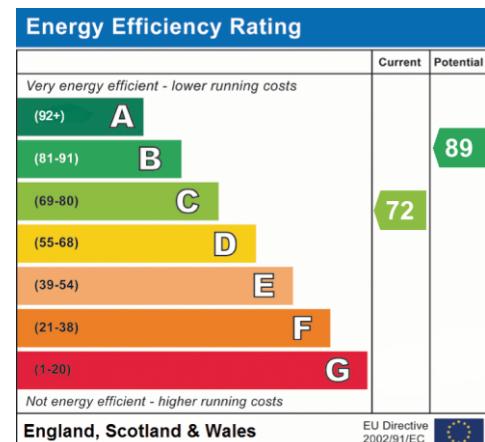
Approximate total area⁽¹⁾

46.3 m²
497 ft²

(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



Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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