



# Staveley

£450,000

3 Green Garth, Staveley, Kendal, LA8 9NT

Nestled within the well-established and highly sought-after village of Staveley, in the heart of the Lake District National Park, 3 Green Garth presents a generously proportioned three-bedroom end-terraced home offering excellent potential for modernisation and restoration. Occupying a good-sized plot, the property benefits from a spacious garden and off-road parking to the rear, making it an ideal opportunity for buyers looking to create a home tailored to their own taste.

Staveley is a thriving Lakeland village set at the foot of the picturesque Kentmere Valley, conveniently positioned between the market town of Kendal and Lake Windermere. With easy access to the A591 and a local railway station providing links to Oxenholme and Windermere, the village is well connected while still offering a peaceful rural setting.

## Quick Overview

- End terraced property
- Sought-after Staveley location in the Lake District
- Generous plot with excellent potential
- Two reception rooms
- Kitchen and rear porch
- Three bedrooms and shower room
- Off road parking
- Detached garden room
- No upward chain
- Superfast Broadband available\*



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1



2



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Superfast



Off road parking

Property Reference: K7248



Rear Porch



Downstairs WC



Kitchen



Living Room

The accommodation begins with a front courtyard leading to the entrance hall, which provides access to the first floor and the dining room. The dining room enjoys a front-facing aspect and features a fireplace, with a door leading through to the kitchen. Adjacent to this, the living room benefits from a dual aspect and features an open fireplace with a gas stove.

To the rear of the property is the fitted kitchen, enjoying views towards the surrounding fells. It is equipped with a range of wall and base units with complementary work surfaces, an inset sink and drainer and part-tiled walls. Integrated appliances include an Indesit oven and a four-ring gas hob with a concealed extractor. There is also a useful understairs cupboard and a wall-mounted boiler housed within a unit. From the kitchen, an inner hall provides a practical space for coats and leads to a ground floor WC. A rear porch offers plumbing for a washing machine, additional shelving and access to the garden.

On the first floor, the landing leads to two double bedrooms and the shower room. Bedroom one is a spacious double with a dual aspect, built-in wardrobe, and a useful cupboard. Bedroom two is another well-proportioned double with a front aspect. The shower room comprises a large shower cubicle, WC and wash hand basin, complemented by part-panelled walls, a window and a radiator.

The second floor provides further accommodation with an attic room featuring under-eaves storage, leading through to the third bedroom, which also benefits from under-eaves storage and a Velux roof light.

Externally, the property sits on a generous plot, with gardens extending to the side and rear. The outdoor space offers a great deal of potential and currently comprises a patio seating area, lawn, and a variety of mature trees and shrubs, creating a pleasant and private setting. There is also a useful garden room, ideal for storage, a workshop or potential hobby space. To the rear, there is off-road parking for one vehicle however, the size and layout of the plot present an excellent opportunity for buyers to reconfigure or extend the parking provision.

Offered with no onward chain, this property represents an excellent opportunity to acquire a well-proportioned home, ready for its next chapter in a desirable Lake District location



Dining Room



Living Room



Landing



Attic Room



Bedroom Three



Shower room

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

16' 11" x 10' 7" (5.18m x 3.25m)

Dining Room

12' 8" x 10' 9" (3.87m x 3.30m)

Kitchen

12' 7" x 10' 11" (3.86m x 3.33m)

Inner Hallway

Downstairs WC

Rear Porch

6' 11" x 9' 8" (2.11m x 2.97m)

First Floor

Landing

Bedroom One

16' 11" x 8' 9" (5.18m x 2.67m)

Bedroom Two

9' 1" x 11' 0" (2.77m x 3.36m)

Shower Room

Second Floor

Bedroom Three

13' 3" x 14' 3" (4.06m x 4.36m)

Attic Room

13' 3" x 11' 1" (4.04m x 3.38m)

Detached Garden Room

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness - Band E

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

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

What3Words & Directions: ///debate.operating.towel

Start in Kendal and head south on the A591 (Windermere Road), following signs for Windermere. Continue on the A591 for approximately 3-4 miles. As you approach Staveley, continue until you reach the village area and the local amenities. Pass the SPAR shop on your right and continue over the zebra crossing. Shortly after the crossing, take the right turn where signposted for Kentmere, continuing past the fire station. Follow this road and 3 Green garth can be found on your right hand side and the parking can be accessed via Back Lane.



Bedroom One



Bedroom Two



Garden



Parking



Garden Room

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

**Anti Money Laundering Regulations:** Please note that 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 (inc. 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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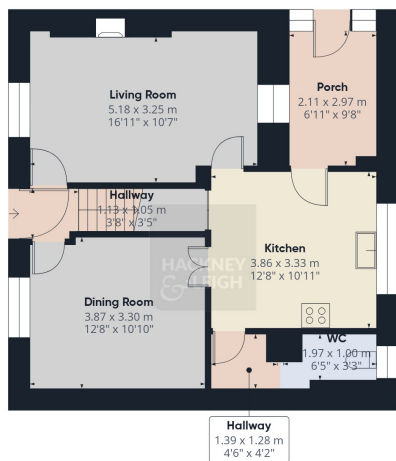


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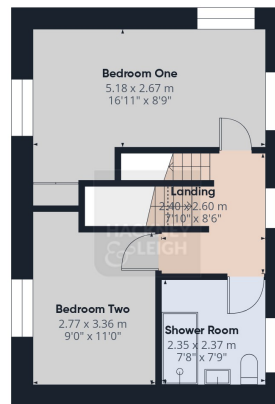


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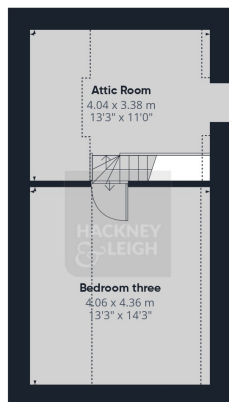
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

123.6 m<sup>2</sup>  
1328 ft<sup>2</sup>

Reduced headroom

11.3 m<sup>2</sup>  
121 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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