



Croft Side Cottage Crook Road, Staveley

£335,000



## Croft Side Cottage Crook Road

### Staveley

Accessed via a private lane is this mid terraced cottage located in a desirable rural setting yet remaining within walking distance of Staveley where the village has numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Staveley is located between the market town of Kendal and Windermere village and offers easy access to the mainline railway station at Oxenholme, the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

Nestled in a lovely setting, this 2 Bedroom Terraced Barn Conversion offers a delightful blend of character and modern comfort. The mid-terraced cottage beckons with its charming open plan living area boasting a sleek modern kitchen, inviting engineered wood flooring, and a cosy multi-fuel burning stove and a convenient downstairs W.C. Ascend to the upper floor to discover two generously proportioned double bedrooms, the main room easily accommodates a king size bed, features en-suite bathroom and the balcony gives wonderful views to the Howgill Hills & surrounding countryside. Completing the accommodation is a three-piece suite bathroom. The property is being run as successful holiday let by the current owners and would be a great investment opportunity. An added benefit is that a new Klargester treatment plant is currently being installed.

A fully enclosed paved patio rear garden beckons with its gravel features, bordered by established trees, hedges, and thoughtfully planted beds. There is a parking space to the front of the property, and the current owners have had planning permission granted to expand the garden space towards the rear, acquiring pedestrian access and an additional parking place where ground works have now been completed. This provides further hassle-free convenience for residents and visitors alike.

- Delightful character mid terraced cottage
- Has additional garden and 2 parking spaces
- Excellent investment opportunity
- Charming open plan living area with a modern kitchen, engineered wood flooring and multi fuel burning stove
- Two double bedrooms with the main bedroom having a en-suite bathroom and a balcony with far reaching views
- Modern bathroom, en-suite and cloakroom/WC
- Enclosed garden to the rear & parking to front
- Short walk to Staveley train station & village amenities
- Sold with NO ONGOING CHAIN
- Road links to the M6 Motorway and the Lake District National Park





## GROUND FLOOR

### ENTRANCE HALL

21' 11" x 6' 7" (6.67m x 2.00m)

### OPEN PLAN LIVING AREA

20' 10" x 14' 5" (6.34m x 4.40m)

### CLOAKROOM

5' 9" x 2' 7" (1.74m x 0.79m)

## FIRST FLOOR

### LANDING

6' 1" x 5' 6" (1.86m x 1.67m)

### BEDROOM

19' 0" x 12' 4" (5.80m x 3.75m)

### EN-SUITE

6' 9" x 6' 4" (2.05m x 1.93m)

### BEDROOM

12' 6" x 8' 7" (3.81m x 2.61m)

### BATHROOM

8' 1" x 5' 10" (2.46m x 1.79m)



## IDENTIFICATION CHECKS

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## EPC RATING D

**SERVICES** Mains electric, mains water, septic tank

**COUNCIL TAX: Business Rates**

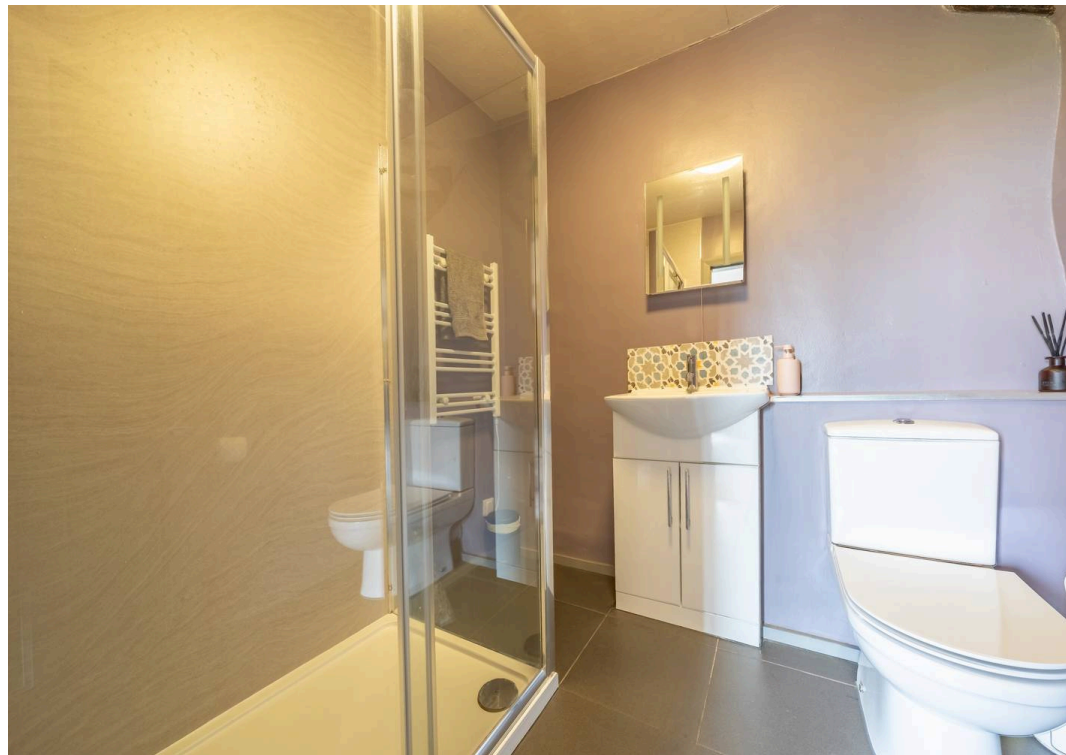
**TENURE: FREEHOLD**

## DIRECTIONS

From Windermere take the first exit in to Staveley and proceed toward the centre of the village to turn right over the bridge on to Station Road, continue under the railway bridge on to Crook Road and proceed down the road to find a left down a private lane and follow the road to the end to find Croft Side Cottage directly in front.

**WHAT3WORDS:**///outfit.scream.science









Your Local Estate Agents **Thomson Hayton Winkley**



Ground Floor



Floor 1

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

836 ft<sup>2</sup>

77.7 m<sup>2</sup>

**Balconies and terraces**

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(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**

## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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