



Staveley

£595,000

Fellfoot, Brow Foot Lane, Staveley, Kendal, LA8 9JQ

Nestled in an idyllic position just one mile north of the highly sought-after Lakeland village of Staveley, Fellfoot, Brow Foot Lane presents a rare opportunity to acquire a substantial four-bedroom end-terraced home in one of the Lake District National Park's most desirable settings. Offering exceptional gardens stretching to the banks of the River Kent, this wonderful family home combines peaceful countryside living with outstanding convenience.

Staveley is renowned for its thriving community, highly rated primary school, popular cafés, artisan bakery, village pubs, convenience store and independent shops, whilst the bustling market town of Kendal is just a short drive away, providing an extensive range of supermarkets, restaurants, leisure facilities and excellent secondary schooling. The nearby A591 offers superb transport links throughout the South Lakes, with Windermere and Ambleside within easy reach, making this an ideal location for those wishing to enjoy everything the Lake District has to offer whilst remaining well connected.

Quick Overview

- Delightful end-terraced property
- Four well proportioned bedrooms
- Three reception areas with garden access
- Ample storage space throughout
- Sought after Staveley location
- Riverside gardens backing onto River Kent
- Stunning views of Lakeland Fells
- Carport & Off-road parking
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband



Carport & Off-
Road Parking

Property Reference: K7326



Gardens



Entrance Hall / Study



Showerroom



Bedroom Two

Occupying a generous plot surrounded by mature trees and fell scenery, the property offers spacious and versatile accommodation throughout, including four double bedrooms, two reception rooms, a kitchen diner and extensive storage, all complemented by one of the finest gardens in the area.

Entering through the rear of the property, the welcoming entrance hall has previously served as a handy study area and enjoys both rear and side aspect windows, allowing plenty of natural light. A useful utility/storage room provides excellent space for coats, boots and everyday belongings, while a cloakroom comprises a WC, wash hand basin and heated towel rail.

A few steps lead to the first floor landing and bedroom accommodation. The first shower room features a large walk-in shower with handheld attachment, WC, wash hand basin with vanity storage, heated towel rail, part tiled walls and a side aspect window.

Bedroom Two is a generous double room enjoying front aspect views, fitted wardrobes and a wash hand basin. Bedroom Three is another comfortable double, again benefiting from fitted wardrobes and front aspect windows.

The spacious landing incorporates two walk-in cupboards with fitted shelving, ideal for household storage. Opposite lies a impressive principal bedroom, offering superb proportions together with an adjoining dressing area complete with extensive fitted wardrobes providing significant storage and front aspect windows overlooking the surrounding countryside.

A few further steps down lead to Bedroom Four, another double bedroom positioned to the rear of the property. Opposite is the family bathroom, fitted with a three-piece suite comprising panelled bath, WC, wash hand basin, heated towel rail, part tiled walls and side aspect window.

Descending to the ground floor reveals the principal living accommodation, where the home's connection with its stunning gardens truly becomes apparent.

The impressive sitting room is a beautifully proportioned space featuring attractive oak flooring, an open fireplace with tiled hearth and traditional alcoves to either side. Expansive windows and full-width patio doors flood the room with natural light whilst framing uninterrupted views across the landscaped gardens, providing seamless access onto the stone terrace beyond.

Adjacent, the separate dining room offers another elegant reception space centred around a charming stone fireplace with shelving within the chimney recesses. Once again, large patio doors open directly onto the garden, creating a wonderful setting for entertaining and allowing the outdoor space to become a natural extension of the home during the warmer months.

The kitchen is fitted with an range of wall and base units together with a four-ring induction hob, Zanussi integrated oven and grill, double sink and drainer, integrated under-counter fridge, space for a dishwasher and part tiled walls. A side entrance door provides convenient external access, whilst an adjoining walk-in pantry offers additional storage.

Positioned at the front of the kitchen, the dining area enjoys yet another set of patio doors opening directly onto the gardens, together with a charming oil-burning stove set upon a tiled hearth, creating a cosy yet sociable family space throughout the year.

Accessed externally via the side entrance is a large wine cellar extending the full length of the property, providing extensive storage or potential for a variety of uses, together with a separate boiler room offering further practical space.



Bedroom Three



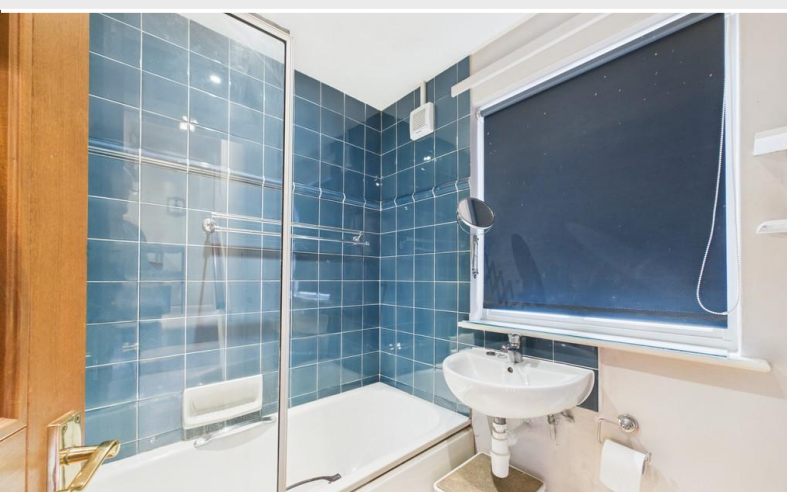
Bedroom One



Bedroom One Dressing Room



Bedroom Four



Bathroom



Living Room

The gardens are undoubtedly one of Fellfoot defining features and create an exceptional outdoor environment rarely found.

Beautifully landscaped and lovingly maintained, the grounds unfold across lawns interspersed with mature trees, established shrubs, perennials planting and attractive stone terraces. There is potential for multiple seating areas to allow you to enjoy the gardens throughout the day, while the patio immediately outside the reception rooms provides the perfect space for outdoor dining and entertaining, with all three sets of patio doors effortlessly linking the interior to the outside.

Beyond the formal gardens, the grounds extend directly to the River Kent, where the gentle sound of flowing water creates an atmosphere of complete peace and tranquillity. The setting enjoys beautiful views towards the surrounding Lakeland fells, while the abundance of mature planting provides both privacy and a haven for local wildlife. A practical stone garden store provides useful storage for gardening equipment and outdoor furniture. To the rear of the property by the entrance, there is ample parking together with a carport, offering covered parking and easy access to the property.

Fellfoot, on Browfoot Lane offers an increasingly rare opportunity to purchase a substantial family home in an stunning riverside setting, combining generous accommodation with breathtaking gardens, privacy and an enviable location close to Staveley, Kendal and the very heart of the Lake District National Park. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Accommodation with approximate dimensions:

Entrance Hall / Study 8' 11" x 15' 10" (2.74m x 4.83m)

Utility / Store

Cloakroom 8' 8" x 5' 5" (2.66m x 1.67m)

First Floor Landing

Shower Room

Bedroom Two 13' 10" x 12' 3" (4.22m x 3.74m)

Bedroom Three 10' 4" x 12' 4" (3.15m x 3.78m)

Storage Cupboard One

Storage Cupboard Two

Bedroom One 12' 10" x 11' 7" (3.92m x 3.55m)

Bedroom One Dressing Area 18' 0" x 13' 3" (5.49m x 4.04m)

Bedroom Four 9' 10" x 9' 5" (3.02m x 2.88m)

Bathroom

Ground Floor

Living Room 18' 2" x 23' 11" (5.56m x 7.31m)

Dining Room 14' 7" x 12' 4" (4.45m x 3.78m)

Kitchen 18' 11" x 12' 6" (5.79m x 3.82m)

Utility

Wine Cellar

External Boiler Room 15' 5" x 10' 2" (4.72m x 3.10m)

Property Information:

Tenure:

Freehold

Parking:

Off-Road Parking & Carport

Services:

Mains electricity, oil central heating, mains water and septic tank drainage.

Council Tax:

Westmorland and Furness Council tax band: F



Living Room



Dining Room



Kitchen



Gardens



Front External

What3Words & Directions:

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Leaving Kendal north on the A591, follow signs to Staveley, continue through the village on Main Street and bear right onto Silver Street continuing onto Kentmere Road. Follow the road along and bear left onto Brow Foot Lane, Continue along and take the first left exit down the alley and the property will be on the left hand side.

Viewings:

Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate

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

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).

Agents note:

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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**

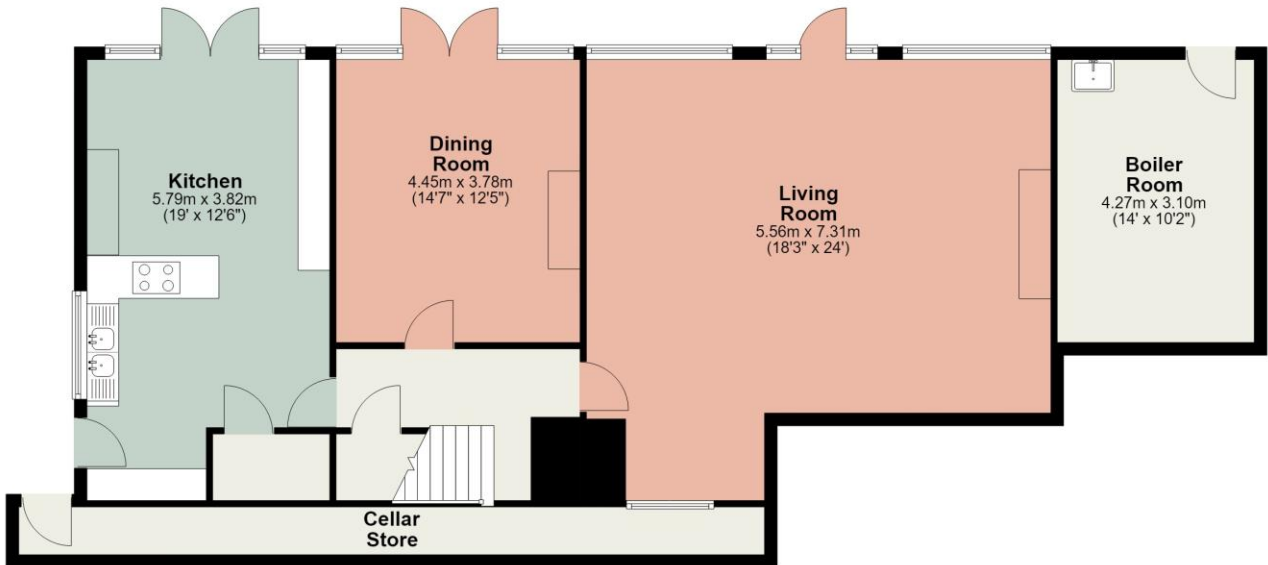


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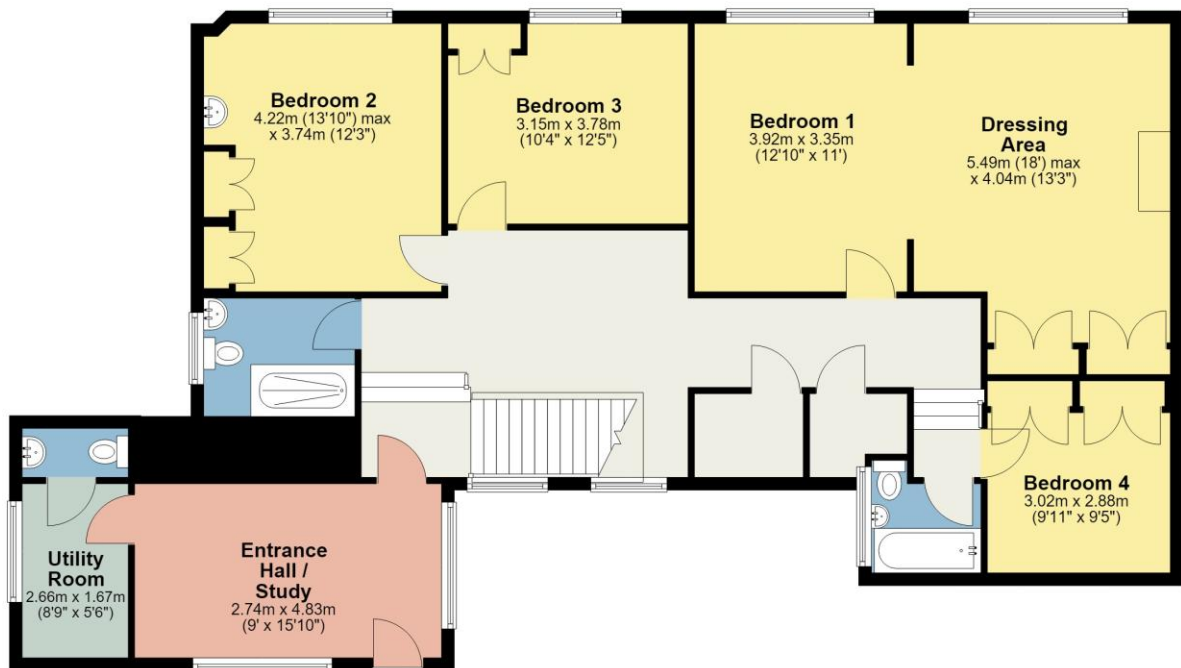
Ground Floor

Approx. 122.3 sq. metres (1316.7 sq. feet)



First Floor

Approx. 132.1 sq. metres (1422.3 sq. feet)



Total area: approx. 254.5 sq. metres (2738.9 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.

Fellfoot, Brow Foot Lane, Staveley

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Request a Viewing Online or Call 01539 729711