



Croft Side Cottage Crook Road, Staveley

£345,000



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.

Ascend to the upper floor to discover two generously proportioned double bedrooms, with the main bedroom featuring an en-suite bathroom and a balcony that affords sweeping panoramic views. Completing the accommodation is a three-piece suite bathroom. The property has been ran as a 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. Furthermore, the current owners have expanded the garden space towards the rear, acquiring pedestrian access and the potential for an additional parking spot, subject to planning permission. Parking for one vehicle is already accommodated at the front of the property, providing hassle-free convenience for residents and visitors alike. With its harmonious blend of indoor refinement and outdoor tranquillity, this charming abode is a unique opportunity to embrace a lifestyle of comfort and convenience in a picturesque locale.

- Mid terraced cottage
- Short walk to Staveley train station
- Charming open plan living area with a modern kitchen, engineered wood flooring and multi fuel burning stove
- Located in a peaceful location
- Two double bedrooms with the main bedroom having a en-suite bathroom and a balcony with far reaching views
- Easy access to village amenities
- Three piece suite bathroom
- Road links to the M6 Motorway and the Lake District National Park
- Enclosed garden to the rear
- Parking to the front

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains water, septic tank

COUNCIL TAX:BAND D

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





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)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

836 ft²
77.7 m²

Balconies and terraces

17 ft²
1.6 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

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.