



Croft Side Cottage Crook Road, Staveley
£345,000



Croft Side Cottage Crook Road

Staveley, Kendal

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.

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 Klargest 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 expanded the garden space towards the rear, acquiring pedestrian access and an additional parking place, 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.

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)





Garden

Fully enclosed paved patio rear garden with gravelled features, established trees, hedges and planted beds. The current owners have acquired some further garden space at the rear along with a pedestrian access and a further parking space.

Parking

One allocated space to the front of the cottage and planning permission for a further space.

IDENTIFICATION CHECKS

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EPC RATING D

SERVICES

Mains electric, mains water, septic tank



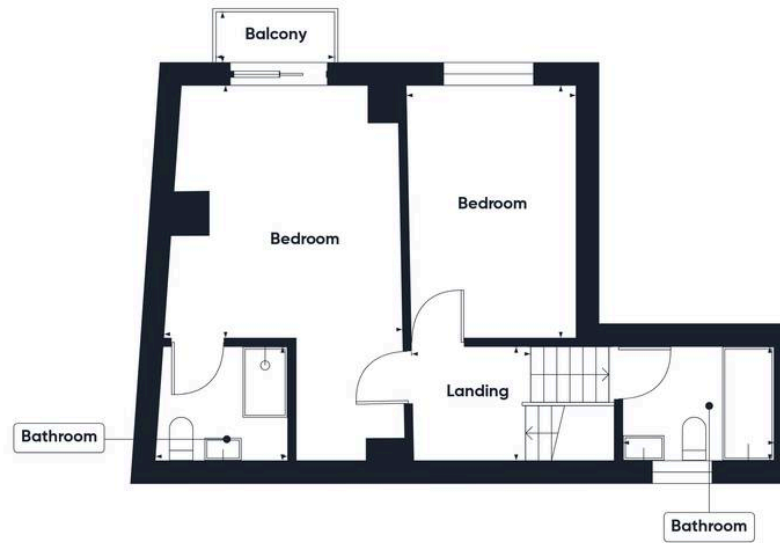




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Ground Floor



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

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