



Hillcrest Seed Howe, Staveley

£550,000





## Hillcrest Seed Howe

Staveley, Kendal

Located within a quiet cul-de-sac in the popular village of Staveley, Hillcrest is a spacious detached family home occupying a generous plot with attractive views across the surrounding area. The village offers a range of everyday amenities together with convenient transport links, while the property's bright and versatile accommodation, substantial gardens and future potential make it an appealing opportunity for a wide range of buyers. Having remained in the same ownership since construction, the property offers a rare opportunity to acquire a well loved family home in a highly desirable village setting. The accommodation is arranged across two floors and offers well proportioned living space throughout. Large windows allow plenty of natural light to enter, creating a bright and welcoming feel across the home. While the property would now benefit from updating, the generous room sizes and flexible layout provide excellent scope for buyers to modernise and personalise the accommodation to suit their own tastes and requirements. The property offers five bedrooms, providing versatile accommodation suited to families, home working or visiting guests. A family bathroom and separate WC serve the home, while the generous attic space offers further potential for development, subject to the relevant permissions. Externally, the property enjoys particularly attractive gardens to both the front and rear. The gardens provide generous outdoor space, combining lawned areas with established planting and seating areas, creating an excellent environment for relaxing, gardening and enjoying the surrounding outlook. A driveway provides parking for two vehicles and is complemented by a substantial garage offering excellent practicality, storage and additional parking space. A former garden building area with existing gas and electric connections offers further potential for future use, including the creation of a detached home office, garden room or studio space, enjoying an elevated position with countryside views and a sunny aspect. Combining generous accommodation, attractive gardens and a sought after village location, Hillcrest presents an exciting opportunity to create a superb long term home.

- Spacious five bedroom detached family home occupying a generous plot within a quiet cul-de-sac setting
- Well proportioned kitchen serving the home with excellent everyday practicality
- Bright and comfortable living accommodation enjoying plenty of natural light throughout
- Flexible layout providing spacious family accommodation across two floors
- Five bedrooms offering versatile space for growing families, guests or home working
- Family bathroom together with a separate WC serving the ground floor
- Generous front and rear gardens providing excellent outdoor space and enjoying attractive views across the surrounding area
- Driveway parking for two vehicles together with a substantial garage providing excellent storage and additional parking
- Useful attic space offering potential for further development
- Former garden building area with existing gas and electric connections, offering potential for future use or redevelopment

WHAT3WORDS://structure.harder.flotation

Council Tax band: F

Tenure: Freehold





**PORCH**

6' 2" x 2' 6" (1.88m x 0.75m)

**HALLWAY**

11' 4" x 3' 2" (3.45m x 0.97m)

**KITCHEN**

10' 9" x 10' 5" (3.27m x 3.17m)

**LIVING ROOM**

15' 5" x 13' 9" (4.69m x 4.20m)

**DINING ROOM**

11' 2" x 10' 8" (3.40m x 3.24m)

**LANDING**

14' 4" x 6' 6" (4.36m x 1.99m)

**BEDROOM**

10' 8" x 10' 6" (3.24m x 3.20m)

**BEDROOM**

11' 2" x 9' 11" (3.41m x 3.02m)

**BEDROOM**

9' 5" x 9' 2" (2.88m x 2.80m)

**BEDROOM**

9' 5" x 9' 0" (2.87m x 2.74m)

**BEDROOM**

7' 7" x 7' 6" (2.31m x 2.28m)

**BATHROOM**

7' 7" x 5' 7" (2.30m x 1.70m)

**HALLWAY**

6' 8" x 3' 0" (2.02m x 0.91m)

**WC**

4' 1" x 2' 9" (1.24m x 0.83m)



## **ATTIC**

22' 6" x 22' 3" (6.85m x 6.78m)

## **ATTIC ROOM**

14' 7" x 9' 6" (4.44m x 2.90m)

## **GARAGE**

19' 2" x 15' 6" (5.85m x 4.72m)

## **SERVICES**

Mains electric, mains gas, mains water, mains drainage

## **EPC RATING TBC**

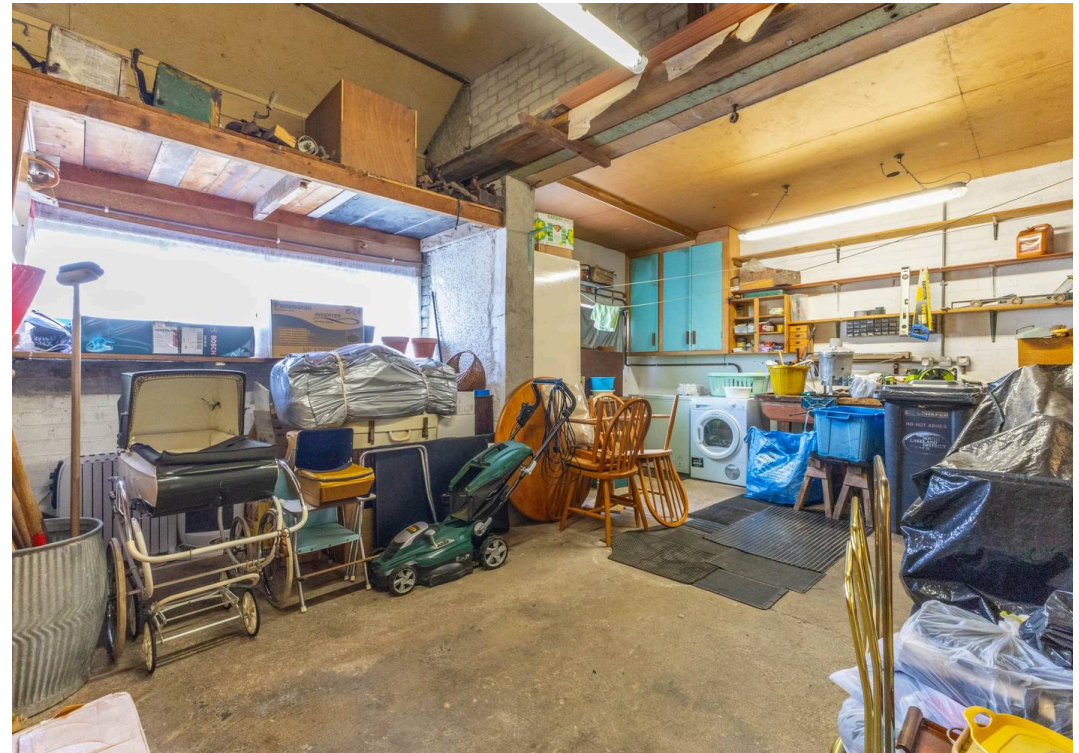
**COUNCIL TAX BAND** currently Band F

## **TENURE: FREEHOLD**

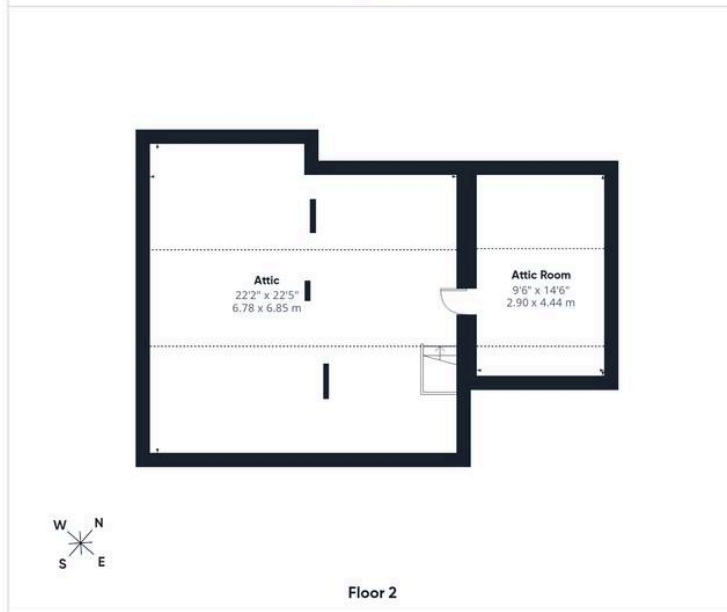
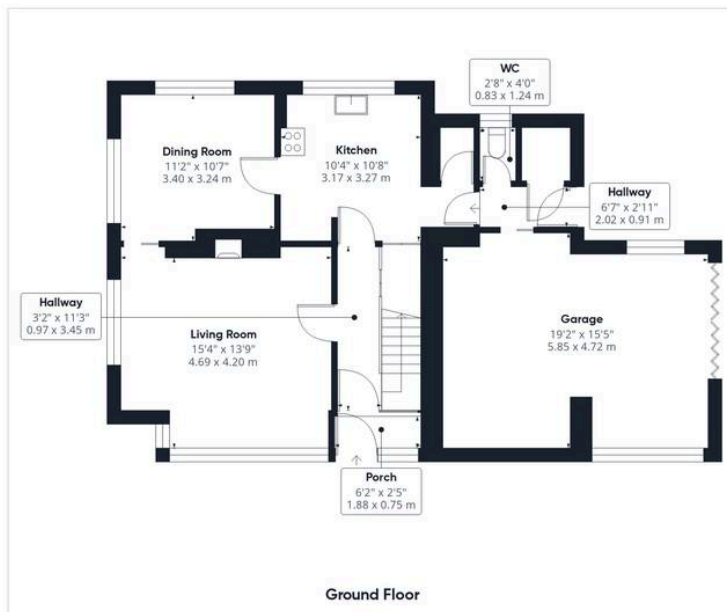
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<b>Approximate total area<sup>(1)</sup></b>
2093 ft <sup>2</sup>
194.4 m <sup>2</sup>
<b>Reduced headroom</b>
375 ft <sup>2</sup>
34.8 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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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