



Staveley

£450,000

1 East View , Station Road , Staveley, Cumbria, LA8 9NB

Nestled in the heart of the picturesque village of Staveley, 1 East View is a splendid Victorian Lakeland stone property that seamlessly blends period charm with modern comforts. This delightful home offers an easy-to-manage layout spread over three floors, featuring a large modern dining kitchen, a cosy living room, three well-proportioned bedrooms and a stylish house bathroom. The property also boasts an enclosed rear garden, perfect for enjoying the serene surroundings.

Staveley is a thriving village conveniently located between the market town of Kendal and the scenic town of Windermere. The village offers a variety of amenities, including shops, a primary school, a church, a pub, and the popular Mill Yard with its charming shops and café.

Quick Overview

- Stone and slate semi detached property
- Located in the popular village of Staveley
- Spacious dining kitchen
- Living room with wood burning stove
- Three Double Bedrooms with delightful views
- Modern family bathroom
- Well presented throughout
- Private rear garden
- Early viewing recommended!
- Ultrafast Broadband available



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Ultrafast available



On street parking

Property Reference: K7022



Living Room



Living Room



Dining Area



Dining Kitchen

The local railway station provides easy access to both Kendal, Windermere and Oxenholme, making it an ideal location for commuters and explorers alike.

As you enter through the front door, you are greeted by an entrance porch with an attractive tiled floor and ample space for coats. This leads into a welcoming hallway with a useful storage cupboard and stairs to the first floor. The splendid dining kitchen is a spacious room with oak-engineered flooring that flows seamlessly into the living room. Off the dining area, a door leads to a convenient cloakroom with the original slate floor, WC and wash hand basin.

The kitchen is fitted with elegant oak wall and base units, complemented by work surfaces with an inset sink and half with drainer and co-ordinating part tiled walls and stone floor. It includes an integrated oven with a four-ring hob and stainless steel extractor, integrated dishwasher, space for a fridge/freezer and plumbing for a washing machine. A window overlooks the rear garden with views across Reston Scar, and a door provides access to the garden.

The living room offers a charming aspect over the front garden, featuring an open fireplace with a wood-burning stove set on an attractive stone hearth with a wooden mantel.

The first-floor landing includes a window and a useful storage cupboard, providing access to two generous double bedrooms. Bedroom one enjoys delightful rear views, while bedroom two offers a front aspect.

The bathroom is elegantly fitted with tiled walls and a slate floor with underfloor heating, a heated towel rail and a window with a deep sill. The three-piece suite includes a panel bath with a rain head shower, WC and a vanity unit with a wash hand basin.

Ascending to the second floor, you'll find a useful storage cupboard and bedroom three, which features two Velux roof lights and under-eaves storage.

Outside, the property offers a small front stone walled garden with a handy bin store, while the rear boasts a delightful private enclosed garden with a patio area and astro turf, a maple tree and feature larch fencing, offering stunning views of Reston Scar.

This well-maintained family home is ready for a new owner to enjoy the perfect blend of village life and modern living.



Dining Kitchen



Kitchen



Bedroom One



Bedroom One



Bathroom



Bedroom Two

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room 11' 6" x 11' 5" (3.51m x 3.49m) into bay

Kitchen/Dining Room 27' 1" x 11' 2" (8.26m x 3.42m)

Cloakroom

First Floor

Landing

Bedroom One 11' 10" x 9' 4" (3.62m x 2.85m)

Bedroom Two 12' 10" x 9' 7" (3.93m x 2.94m)

Bathroom

Second Floor

Landing

Bedroom Three 13' 11" x 10' 8" (4.26m x 3.26m)

Parking: On street parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

Services: Mains gas, mains water, mains electricity and mains drainage

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

What3Words & Directions:

///puzzle.durations.impresses

Leaving Kendal take the A591 to Windermere, take the second right turning into the Village of Staveley and proceed down towards the village centre. Taking the right turning over the bridge by the Zebra crossing into Station Road and 1 East View can then be found on your right hand side in the conservation area of the village.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom Three



Rear Garden



View



Rear Garden



Front Elevation

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

A thought from the owners "A lovely warm home with beautiful views, ideally located in the charming village of Staveley. A wonderful family home"

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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East View, Station Road, Staveley, Kendal, LA8

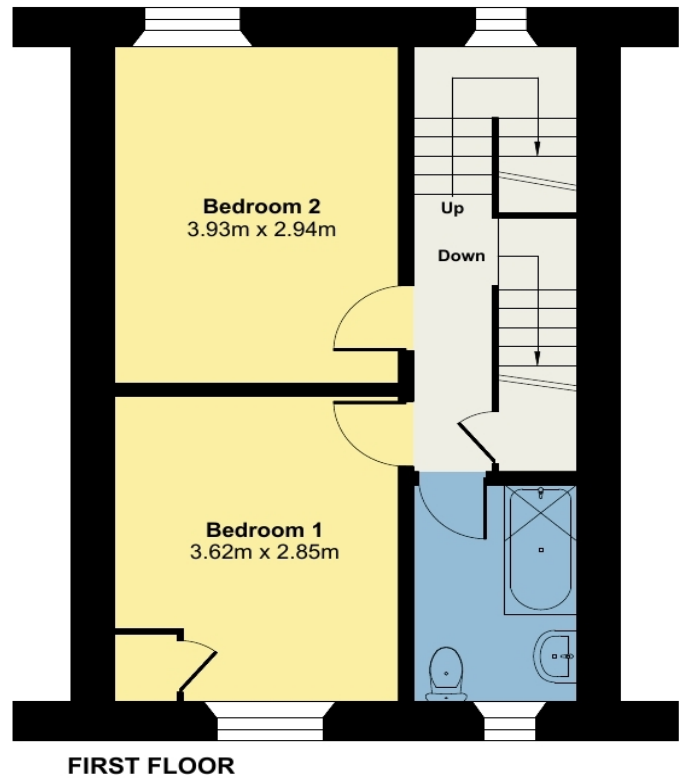
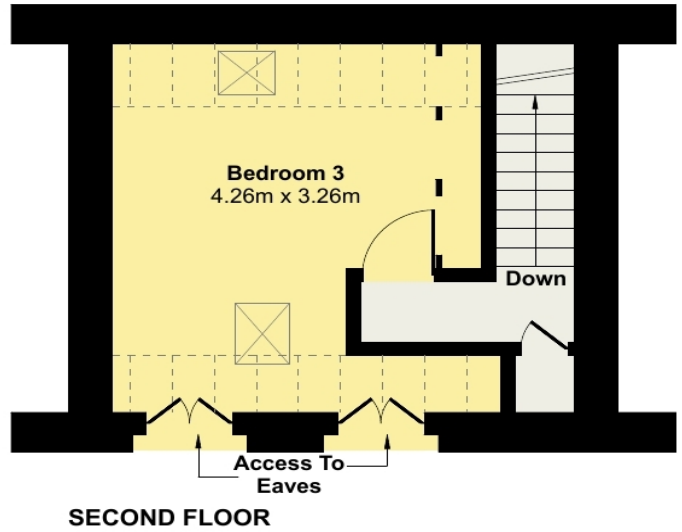
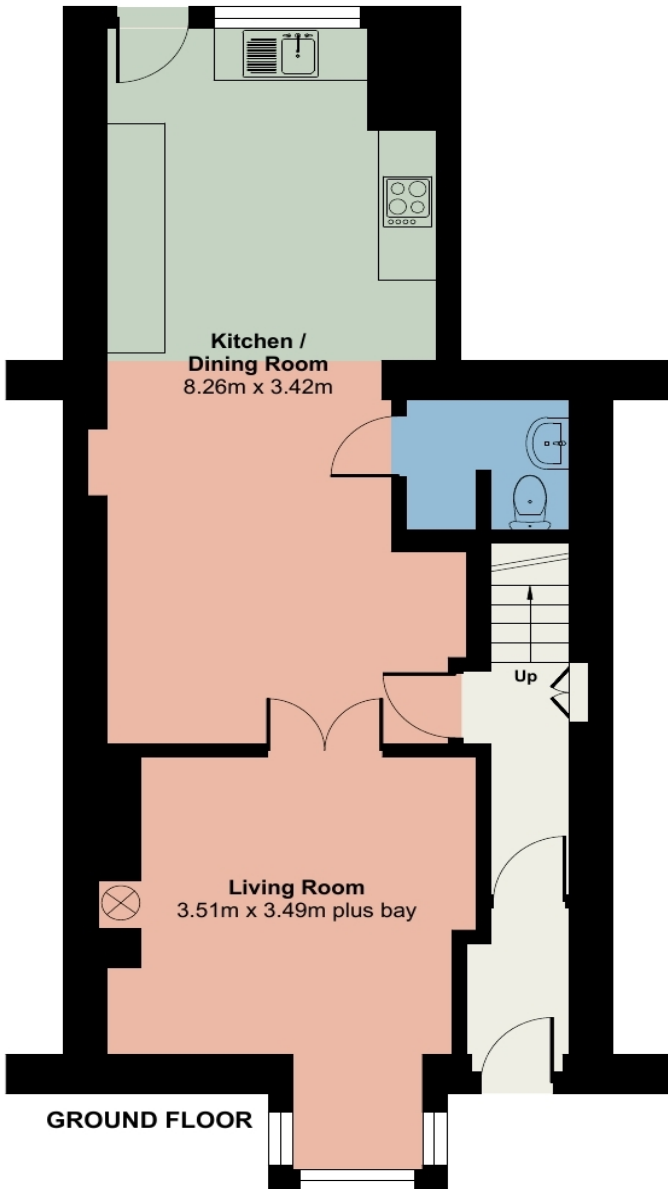
Approximate Area = 1109 sq ft / 103 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1172 sq ft / 108.8 sq m

For identification only - Not to scale

Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1241903

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Request a Viewing Online or Call 01539 729711