



Staveley

£275,000

2 Beck Nook, Staveley, Kendal, LA8 9ND

2 Beck Nook is a well-presented semi-detached home, ready for its new owners to move straight in and enjoy. The property is located in the highly regarded village of Staveley, which offers a vibrant community and a wide range of local amenities including a primary school, playing fields, pubs, a church, Spar shop and various independent retailers. The village is well-connected by a railway line that links it to both Oxenholme and Windermere, ensuring excellent access to national transportation networks.

Quick Overview

Well presented semi-detached property
Two reception rooms & delightful kitchen
Three bedrooms
Modern shower room
Front and rear gardens
Impressive summerhouse
Detached garage
Local occupancy clause applies
Gas central heating & double glazing
Ultrafast Broadband Speed*



3



1



2



C



Ultrafast
Broadband



On Street
Parking

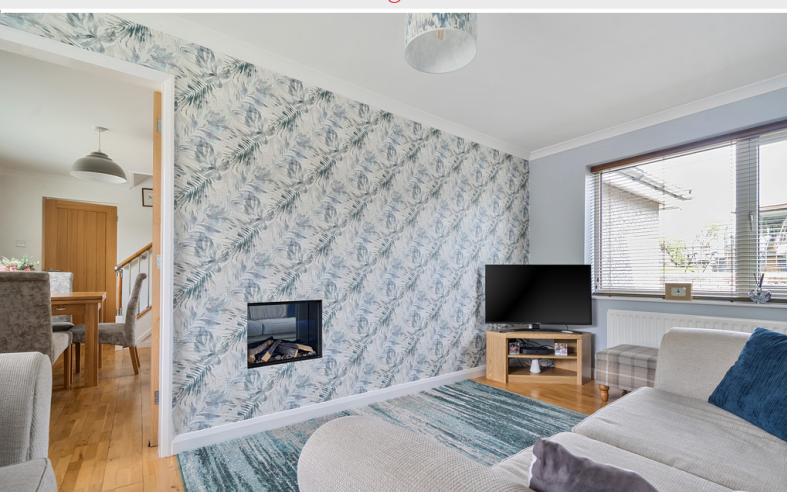
Property Reference: K7125



Front garden



Dining Area



Living Room



Kitchen

Upon entering the home, you are welcomed into a spacious entrance hall that includes a handy cloaks cupboard, ideal for storing coats and shoes. From here, a door leads into the dining room, which features stairs to the first floor and further access to both the kitchen and the living room. The living room is bright and airy, enjoying a dual aspect over the front and rear gardens, and includes an inset electric fire for a cosy focal point.

The kitchen truly is the heart of the home, spacious and well equipped, making it ideal for family gatherings and entertaining. It overlooks the rear garden and benefits from a Velux roof light and direct garden access. The kitchen is fitted with an attractive range of wall and base units, complemented by quality work surfaces, a breakfast bar and part-tiled walls. Kitchen appliances include; a Bosch double oven, a Lamona five-ring electric hob with stainless steel extractor, a dishwasher, washing machine and space for a fridge/freezer. A useful storage cupboard has space for a tumble dryer.

Upstairs, the first-floor landing provides access to the loft and includes an airing cupboard that contains the Worcester gas combi boiler.

Bedroom one is a spacious double with a front aspect, while the second bedroom is another good sized double with a lovely rear outlook across to the fells. The third bedroom is a single room and features a useful over-stairs cupboard.

The contemporary shower room comprises a three piece suite including; a walk-in shower cubicle, WC and vanity unit with wash hand basin. It is finished with fully-panelled walls, a heated towel rail and a window.

Externally, the front garden is tiered with mature flower beds and decorative chippings, with steps leading to the entrance. The rear garden is elevated and designed for low maintenance, featuring a patio area and artificial lawn. A highlight of the garden is the delightful summerhouse, currently used as a home bar, equipped with power, Wi-Fi, and bi-fold doors that open out onto the garden - a perfect space for entertaining. To the rear of the garden, you'll find a detached garage with an up-and-over door, power and light and to the front of the garage there is parking for one vehicle.

This attractive home in a sought-after village setting is sure to appeal - early viewing is recommended.

Please note, the property is subject to a local occupancy clause for those living or working in Cumbria within the



Living Room



Kitchen



Bedroom Two



Bedroom Three



Shower Room



Shower Room

last 3 years.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Dining Room 13' 10" x 8' 3" (4.23m x 2.53m)

Kitchen 17' 10" x 12' 0" (5.45m x 3.67m)

Living Room 16' 4" x 8' 10" (4.99m x 2.70m)

First Floor

Landing

Bedroom One 13' 6" x 9' 8" (4.14m x 2.97m)

Bedroom Two 9' 4" x 8' 8" (2.87m x 2.65m)

Bedroom Three 10' 7" x 6' 5" (3.24m x 1.98m)

Bathroom

Detached Garage 19' 6" x 10' 0" (5.96m x 3.07m)

Summerhouse 11' 6" x 9' 11" (3.53m x 3.04m)

Parking: Off road parking to the front of the garage

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C.

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

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

What3Words & Directions:
///mysteries.welfare.beakers

Leaving Kendal take the A591 to Windermere, take the right turning into the village of Staveley and proceed along the main street, take the left turning over the bridge by the Zebra crossing into Station Road. Take the right turning into Beck Nook just before the railway bridge and number 2 can then be found on your right hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out



Bedroom One



Garden Room



Rear Garden



Rear Garden



Views

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).

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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Beck Nook, Staveley, Kendal, LA8

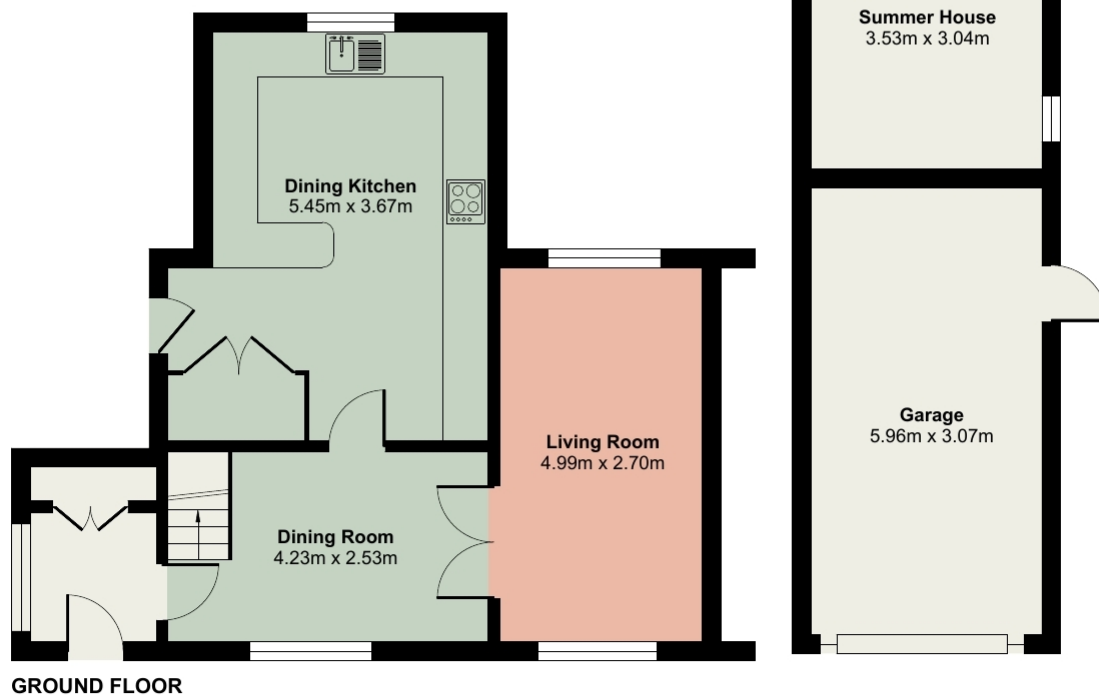
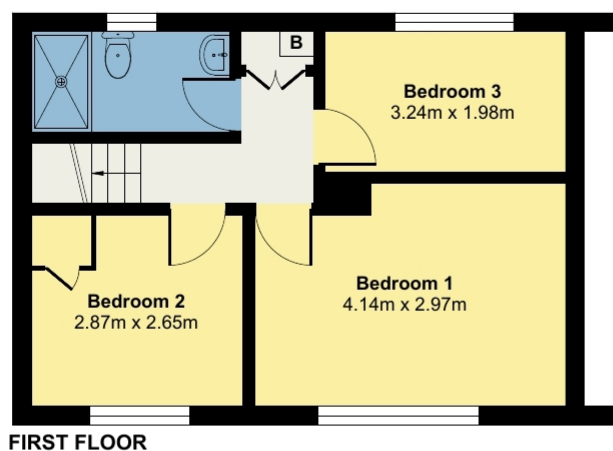
Approximate Area = 934 sq ft / 86.7 sq m

Garage = 196 sq ft / 18.2 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1254 sq ft / 116.4 sq m

For identification only - Not to scale



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: 1311351

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