



Staveley

£185,000

14a Gowan Crescent, Staveley, Kendal, LA8 9NF

Sit within the heart of Staveley village at the head of a quiet cul-de-sac, 14a Gowan Crescent is a spacious one bedroom, ground floor flat with easy-to-manage layout. The new owners will benefit from off-road parking and a useful outside store. The large private garden is a real asset to the property, it is easy to imagine morning coffee sat on the patio listening to the stream trickle by.

This is a perfect permanent residence/lock up and leave or holiday let. With contemporary kitchen and bathroom, countryside outlooks to the rear, this really feels like a intimate retreat, albeit within the heart of the village. Staveley offers a range of amenities, including, pubs, bars, shops, cafes and picturesque walks local train station which links Windermere, Kendal and Oxenholme mainline. Don't miss out on this incredible opportunity. Whether you're a savvy investor, a first-time buyer or someone in search of a bolt-hole, 14a Gowan Crescent is the perfect property for you.

Quick Overview

- Delightful Ground Floor Flat
- Spacious sitting room
- Fitted Kitchen with aspect over the rear garden
- Popular village location
- Bathroom
- Large private garden
- Useful outhouse
- Off road parking for several vehicles
- Gas central heating
- Openreach available in the area



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Openreach available in the area



Off road parking for several vehicles

Property Reference: K6814



Dining Kitchen



Dining Kitchen



Bathroom



Bedroom

Location: Leaving Kendal northbound along the A591, take the first right-hand turn signposted for Staveley. Continue into the village, turning left immediately after The Eagle and Child public house. Follow the road around the right-hand bend and take the first right into Gowan Crescent. Proceed to the end of the cul-de-sac where you will find Number 14a.

Property Overview: A splendid ground floor flat that offers a convenient and comfortable living space, making it ideal for investors, first-time buyers, or those seeking a charming bolt hole within the heart of Staveley Village.

Upon entering the flat you are greeted by a spacious kitchen enjoying a rear aspect, overlooking your garden. Fitted with a range of wall, base and drawer units and complementary working surfaces with inset stainless steel sink.

Moving through into the bedroom, once used as a the sitting room you will be delighted by the amount of space offered with easy access to the bathroom.

The bathroom has been fitted with a three piece suite comprising; a panel bath, W.C and a pedestal wash hand basin.

The living room boasts a delightful aspect to the front of the property and up Gowan Crescent, allowing for plenty of natural light to fill the space.

Accommodation with approximate dimension:

Dining Kitchen

16' 2" x 8' 6" (4.93m x 2.59m)

Bedroom

11' 3" x 11' 1" (3.43m x 3.38m)

Bathroom

Sitting Room

13' 8" x 11' 4" (4.17m x 3.45m)

Outside: Off road parking is available by accessing the shared driveway to the front of the property. Two handy outhouses are also accessed from outside, complete with light, electricity and a tap. The ideal space to store bikes, paddleboards and muddy shoes and boots.

The garden boasts arguably one of the most spectacular gardens a one bedroom ground floor flat could have. Enjoying views of Reston Scar to the rear, it is easy imagining enjoying a morning coffee or glass of wine at the end of the day on the decking. The garden benefits for a healthy vegetable patch, stocked with kale, broccoli and other season vegetables. A large lawn and established borders complete the look. Greenhouse and garden shed to remain.

Tenure: Leasehold - held on the balance of a 999 year term from 1992.

The sale price includes the sale of the Freehold title, which is subject to a long leasehold of 999 years from 1992 of the upstairs flat.

Council Tax: Westmorland & Furness Council - Band B

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

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

What3Words: ///managers.shepherds.good



Sitting Room



Views

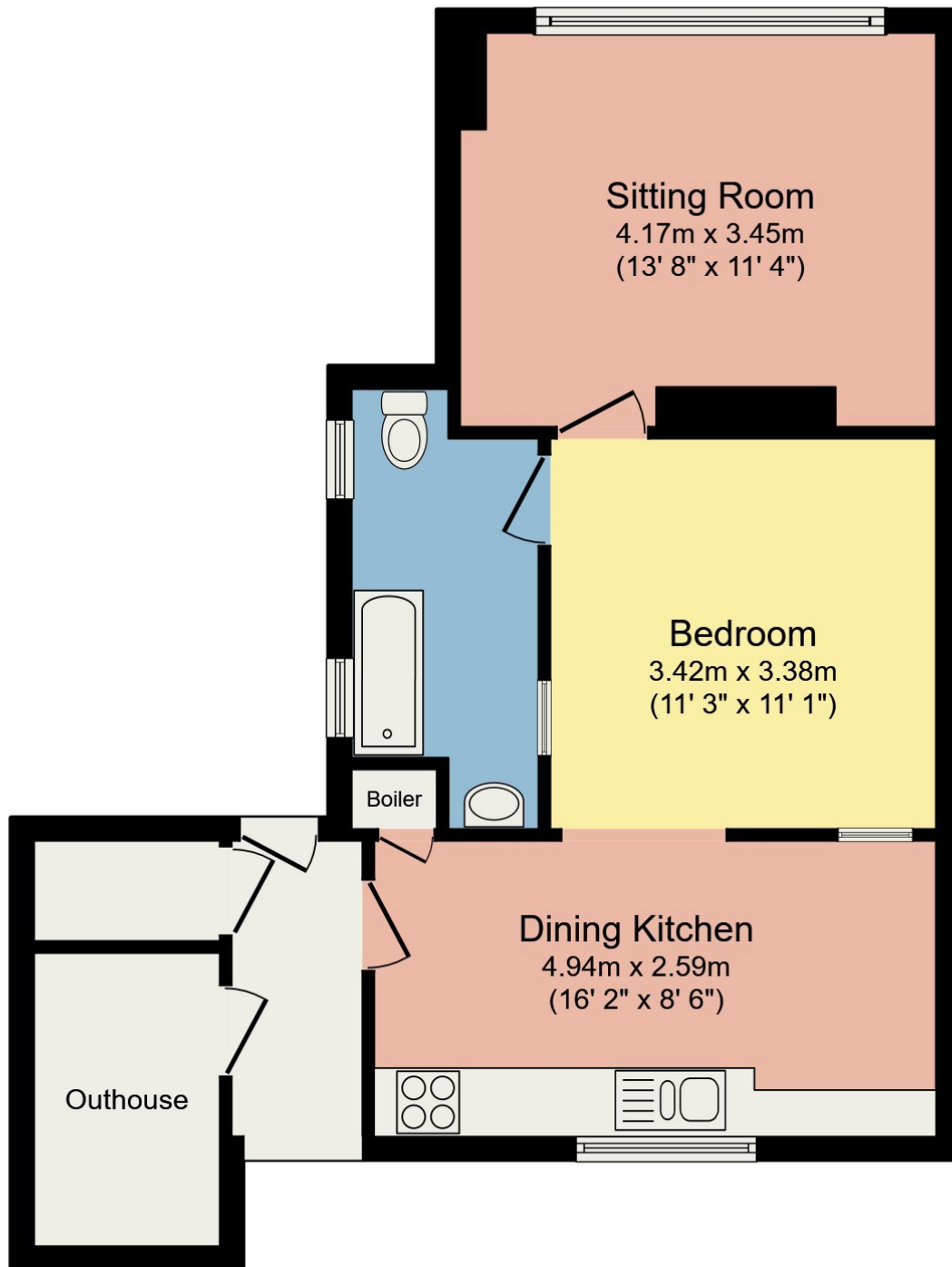


Rear Garden



Rear Garden

Staveley, Kendal



Total floor area 55.3 sq.m. (595 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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