



TARN HOUSE, 18 DANES ROAD, STAVELEY, KENDAL, LA8 9PW  
**£550,000**

**MILNE MOSER**  
SALES + LETTINGS

TARN HOUSE, 18 DANES ROAD  
STAVELEY  
KENDAL  
LA8 9PW



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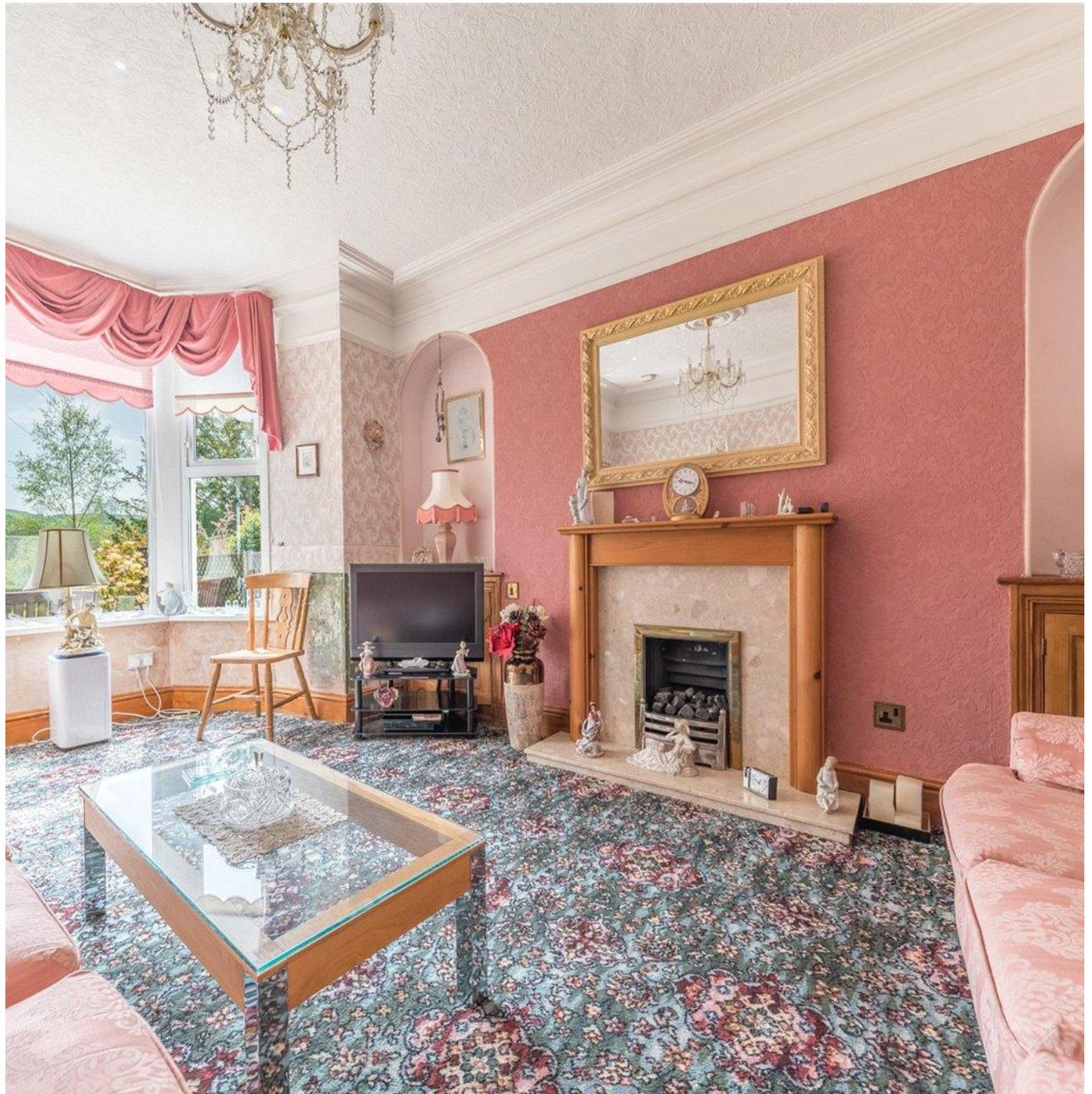
GARAGE &  
PARKING

OVERVIEW

Located on desirable Danes Road, Staveley, Tarn House is a substantial five bedroom Victorian town house with fantastic potential. Period features have been retained along with the traditional layout - the three reception rooms are perfect for families and the kitchen at the rear has potential to be remodelled. Over the first and second floors are five bedrooms - each with an outlook towards countryside or trees and there is a shower room and additional cloakroom. Another excellent bonus to the property is the outside space and abundance of outbuildings/storage being a workshop, bike store, shed and garage plus ample off road parking. The space extends into a sloping woodland copse area further at the rear.

Located within the Lake District National Park, a UNESCO World Heritage Site, Staveley is popular with families in particular who love the outdoor life and all the area has to offer. Windermere and Kendal are both within 5 miles and Staveley boasts a range of shops, The Hawkshead Brewery and Millyard, a railway station and primary school.

Tarn House requires some modernisation however has potential to be a fantastic long term home - rarely do properties within this terrace come onto the open market and the property is available with no onward chain.





#### ACCOMMODATION

A gently sloping front garden from Danes Road leads up to an open porch - a glazed door leads into a vestibule. A further glazed door into:

#### HALL

Setting the tone for the character and charm of the property, the hallway has stairs leading to the first floor, two radiators and two ceiling lights. Wall light.

#### SITTING ROOM

11' 1" x 17' 1" (3.38m x 5.20m) into bay.

A UPVC double glazed bay window overlooks the front garden towards countryside. Character features are retained and there is a wooden fire surround with marble style inset and a living flame gas fire. Two alcove cupboards, two wall lights, a ceiling light and radiator.

#### LOUNGE

10' 7" x 13' 3" (3.22m x 4.05m)

A double glazed window to the rear aspect. A comfortable room, ideal as a second TV room for teenagers. A stone fire surround extends along one wall with wood topped display surfaces and a gas fire. Wall light, ceiling light and a telephone point.

#### DINING ROOM

9' 10" x 13' 10" (3.00m x 4.22m)

Having two double glazed windows, a ceiling light and two wall lights. Laminate flooring, gas wall heater and a built-in shelved cupboard under the stairs.

#### KITCHEN

9' 10" x 7' 0" (3.00m x 2.14m)

A glazed door leads to the side porch and there is a double glazed window. Fitted with white base and wall units, dark worktops and a stainless steel sink with drainer. Gas cooker with hood above, under unit lighting and space for an undercounter fridge. Ceiling light and tiled splashbacks. The adjoining porch has a glazed door, UPVC double glazed window and a ceiling light.

#### UTILITY ROOM/FOOD PREP AREA

Formerly run as a Bed and Breakfast, a food prep/utility space has been created off the kitchen and is semi divided into two areas with a WC between. The food prep area has base and wall units fitted with worktops and tiled splashbacks whilst the utility has plumbing for a washing machine, a wash hand basin, tiled walls and an Ideal



Mexico boiler. Skylight, a two frosted double glazed windows. Ceiling lights.

#### FIRST FLOOR LANDING

The main landing has a built-in linen cupboard, a coloured glass skylight and a ceiling light. Stairs continue to the second floor and there is a wall light and radiator. A secondary landing leads to the rear of the property and has a ceiling light, wall light and radiator.

#### BEDROOM ONE

16' 2" x 12' 7" (4.93m x 3.84m)

Two UPVC double glazed windows overlook front gardens to countryside and hills. Vanity hand basin with light and shaver point above, a radiator and three wall lights.

#### BEDROOM TWO

10' 1" x 13' 8" (3.09m x 4.18m)

A UPVC double glazed window to the rear aspect with outlook over gardens towards trees. Double wardrobe, a vanity wash basin with light and shaver point above and two wall lights.

#### BEDROOM THREE

10' 0" x 14' 5" (3.05m x 4.40m) max

Accessed from the rear landing, the third double bedroom has two UPVC double glazed windows - one to the rear and one to the side. Two radiators, spotlighting and a vanity wash basin with light and shaver point above.

#### SHOWER ROOM

5' 4" x 8' 0" (1.63m x 2.25m)

Frosted UPVC double glazed window. Fitted with a shower cubicle, WC and vanity wash basin. Large inset mirror, spotlighting and a vertical radiator. Fully tiled.

#### WC

Frosted UPVC double glazed window to the side elevation. WC and a ceiling light.

#### SECOND FLOOR LANDING

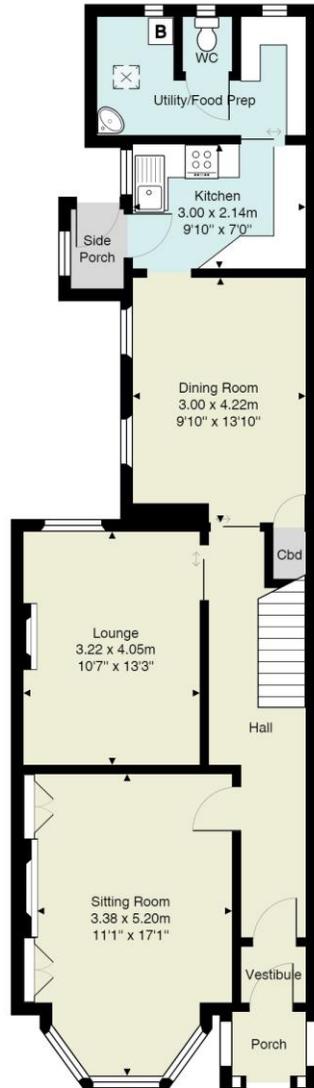
Two wall lights.

#### BEDROOM FOUR

13' 1" x 8' 5" (3.98m x 2.57m) max

Set within the roof space, the fourth bedroom has a UPVC double glazed dormer window looking towards trees at the rear. Eaves





Ground Floor



1st Floor



2nd Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





storage, a built-in dressing table area and a vanity wash basin with light and shaver point above. Two wall lights.

#### BEDROOM FIVE

16' 1" x 7' 6" (4.91m x 2.28m) max

Also within the roof space, there is spotlighting, built-in cupboards and eaves storage. Rooflight.

#### EXTERNAL

Tarn House has generous outside areas both to the front and rear. A patio at the front has views across to countryside, steps lead down to the front garden which is lawned the same as neighbouring properties, and gently slopes down to Danes Road. A path leads across the front of the terrace.

Immediately to the rear of the house is an enclosed yard with gate leading to the access lane. A couple of steps lead up to a patio with space for pots and furniture if required. There is a workshop with power and light and measuring 12' 11" x 6' 4" (3.94m x 1.93m). A couple more steps lead to the parking and turning area - a real bonus in a property of this style and to the side to the garage and bike store (power and light connected). The garage measures 8' 1" x 16' 0" (2.26m x 4.88m) and the bike store approx. 8' 0" x 5' 0" (2.44m x 1.52m). Vehicle access is to the side of the terrace.

From the parking area, flagged steps lead up to a woodland copse area. Enclosed by fencing, this area is perfect for kids adventures.



#### DIRECTIONS

Leaving Kendal on Windermere Road, continue through at Plumgarths roundabout following signs to Windermere. On reaching Staveley, take the second entrance to the village. The property is located to the left hand side and is towards the far right hand side of the terrace.

[what3words///musical.streetcar.gent](http://what3words:///musical.streetcar.gent)

#### GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

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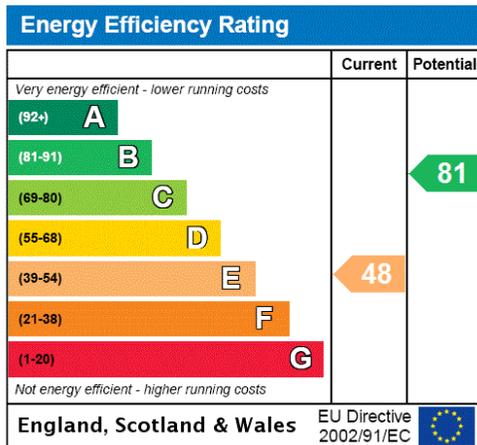
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