



3 GREEN GARTH, STAVELEY, KENDAL, CUMBRIA, LA8 9NT  
**£495,000**

**MILNE MOSER**  
SALES + LETTINGS



### 3 GREEN GARTH STAVELEY KENDAL LA8 9NT



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PARKING

#### OVERVIEW

Centrally positioned yet hidden away, this traditional end terraced house is a real find. The accommodation is over three floors and although requiring some updating, is already well proportioned and a good size. Some traditional features remain and there are lovely views over fells and countryside to three sides. A larger than expected garden space extends to the side and has a lovely 'secret garden' feel with mature cottage styling planting and evergreens. There is also a gated off road parking accessed from the rear lane - a rarity in the property is this style and there is potential to extend the parking further into the garden/patio. A special property, forming part of an attractive terrace, viewing is a must. Staveley is a pretty Lakeland village within the National Park. Popular with permanent residents and visitors alike, the village boasts shops, cafes and the Mill Yard with many artisan businesses. Kendal and Windermere are easily accessible and there is a train station.

#### ACCOMMODATION

From the block paved forecourt, a part glazed door leads into:

#### HALL

Stairs lead to the first floor and there is a ceiling light. The door to the lounge is currently out of use but could easily be reinstated.

#### SITTING ROOM

10' 9" x 9' 2" (3.85m x 2.81m)

A double glazed window faces the front aspect and there is attractive wood block parquet style flooring. Wooden fire







surround with tiled inset and a gas fire, ornate coving and a ceiling light. Double doors lead to the kitchen diner.

#### KITCHEN DINER

10' 9" x 11' 11" (3.27m x 3.62m)

UPVC double glazed window overlooking Back Lane towards and open field and fells. Fitted with warm oak style base and wall units, stone effect worktops, tiled splashbacks and a ceramic one and a half bowl sink with drainer. Gas hob with hood above, an electric oven and space for an under counter fridge. There are two ceiling lights and a useful under stairs cupboard.

#### LOUNGE

11' 2" x 17' 2" (3.40m x 5.24m)

A double glazed window overlooks the courtyard at the front and there is an internal window facing into the rear porch. Gas fired wood burner, a storage heater two wall lights and a ceiling light. Built in bookshelves to two walls.

#### SIDE PASSAGE

Electric panel heater and a ceiling light.

#### WC

Frosted UPVC double glazed window to the rear elevation. The walls have been tiled to mid high and there is a WC, wash hand basin and a ceiling light.

#### REAR PORCH

A practical space with worktops, plumbing for a washing machine, a wall light and hanging space for coats. UPVC double glazed door leads to the garden and there are UPVC double glazed windows and a polycarbonate roof.

#### LANDING

The double glazed window has a lovely view over fields towards the fell at the rear. Wall mounted gas heater, a ceiling light and narrow stairs to the second floor.

#### BEDROOM

11' 3" x 17' 1" (3.42m x 5.21m) max

Double glazed windows face the front, side and rear – all with lovely outlooks. There is a built in double cupboard, an under stairs cupboard, electric storage heater and ceiling light.





#### BEDROOM

10' 9" x 12' 9" (3.28m x 3.87m)

A double glazed window faces the front aspect. Ceiling light.

#### SHOWER ROOM

7' 9" x 7' 6" (2.37m x 2.27m)

A good sized shower room, fitted with a walk in shower cubicle fitted with both a fixed head and riser spray, a WC and pedestal wash hand basin. The walls have been part tiled and there is tongue and groove panelling and aqua board to the shower cubicle. Electric heater and a ceiling light.

#### SECOND FLOOR LANDING

11' 0" x 13' 2" (3.36m x 4.01m) max

The narrow stairs lead directly into this good sized space with scope to be a home office or reading area, there is some restricted head height. Dormer windows face the front and rear with lovely views across to fells. Tongue and groove panelling, a ceiling light and access to eaves storage.

#### BEDROOM

14' 5" x 13' 2" (4.40m x 4.01m)

Having some restricted head height, there is a rooflight to the rear, tongue and groove panelling to the walls and ceiling, an electric heater and spotlighting. Access to two eaves storage spaces.

#### SUN ROOM

8' 8" x 8' 10" (2.64m x 2.69m)

A detached building looking out across the garden, the sun room is UPVC double glazed to three sides, double doors and a polycarbonate roof. Power is connected.

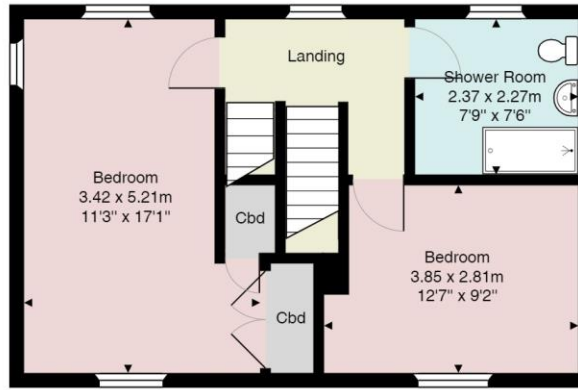
#### EXTERNAL

Unusually for a property of this style, there is both a garden and off road parking. The good sized mature garden extends to the side and is divided into lovely individual spaces, just waiting to be discovered. There is lawn space, flower borders, a pretty rose covered arch and a patio close to the house and sun room. At the front of the house is a well planted pretty border and access to neighbouring properties. External lighting and tap. The gated parking area is accessed from Back Lane and has space for one car, this area could be extended into the garden to create further spaces.

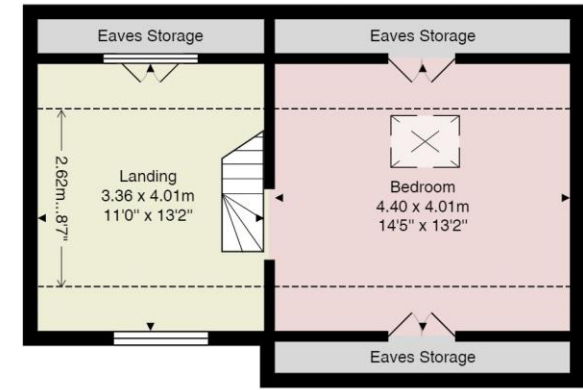




Ground Floor



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









#### DIRECTIONS

Leaving Kendal on Windermere Road, continue straight on at Plumgarths roundabout heading towards Windermere. Pass Plantation Bridge petrol station and then turn right towards Staveley. Continue over the level crossing and into the village. Pass the Spar shop on the right and at the zebra crossing, turn right towards Kentmere. Pass the Fire Station and Kitchen showroom on the right with Green Garth just a short distance on the right hand side. The parking is accessed from Back Lane.  
[what3words.com/debate.operating.towel](http://what3words.com/debate.operating.towel)

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage


Tenure: Freehold. The property has pedestrian access across the courtyard at the front

Council Tax Band: E

EPC Grading: F. Please note you may not be able to let this property on a tenancy basis

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



# MILNE MOSER

## SALES + LETTINGS

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