



2 BARLEY BRIDGE, STAVELEY, KENDAL, CUMBRIA, LA8 9PQ
£320,000

MILNE MOSER
SALES + LETTINGS

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GARAGE &
PARKING

OVERVIEW

Offered as a blank canvas and with no onward chain, 2 Barley Bridge is a three bedroom semi-detached house ready for buyers to update, personalise and create a wonderful home. On the fringes on the popular Lakeland village of Staveley with outlook over the weir, River Kent and the distant Kentmere Valley, the property has accommodation over two levels plus a lower level garage and front and rear garden. The lounge has a large box bay window and pleasant outlook and there is a dining room, kitchen and a ground floor WC. On the first floor is a good sized main bedroom with built in storage and views plus two further bedrooms - one of which could make a great home office. The amenities of Staveley are easy reached on foot as are countryside and river walks. Staveley boasts many facilities including shops, post office, pub, pharmacy, doctors, primary school and station. Staveley Millyard has numerous artisan traders, a cafe and renowned bike shop.

ACCOMMODATION

From the front garden and driveway, steps and a slope lead up to the side of the house. A frosted glazed door leads into:

PORCH

UPVC double glazed window and a Velux skylight. Wall light.

WC

Frosted UPVC double glazed window. Fitted with a hand basin and WC, this useful facility has a ceiling light, extractor and a vanity light above the basin.





HALL

Stairs lead to the first floor and there is a radiator, ceiling light and telephone point. Under-stairs cupboard.

LOUNGE

13' 10" x 10' 3" (4.22m x 3.13m) into box bay

UPVC double glazed window with view over trees towards the weir, fields and distant Kentmere Valley. Electric fire, a ceiling light and radiator.

DINING ROOM

13' 11" x 9' 11" (4.25m x 3.02m)

UPVC double glazed window to the side aspect. Two wall lights and a radiator.

KITCHEN

13' 11" x 6' 5" (4.25m x 1.95m)

UPVC double glazed window overlooking the rear garden. Fitted with a basic range of base, wall and drawer units, wood grain effect worktops and a double sink with drainer. There is space for a gas cooker, plumbing for a washing machine and a wall mounted Worcester boiler. Radiator, ceiling light and glazed door to the rear porch.

REAR PORCH

UPVC double glazed windows, glazed roof and quarry tiled floor. Door to the rear garden.

LANDING

Having access to the loft, a ceiling light and deep shelved cupboard. Electric loft hatch with ladder.



BEDROOM

11' 1" x 11' 0" (3.39m x 3.36m) into box bay excluding wardrobes

UPVC double glazed window with lovely view over fields, the weir and towards the Kentmere Valley. Built-in triple sized wardrobe with hanging space and internal shelving. Radiator and a wall light.

BEDROOM

7' 2" x 9' 11" (2.19m x 3.02m) max

At the rear of the house overlooking the garden and rooftops towards woodland, the second bedroom has a UPVC double glazed window, radiator and ceiling light.

BEDROOM/STUDY

6' 5" x 7' 0" (1.95m x 2.14m)

Also having a pleasant outlook towards woodland, the third bedroom could be used as a home office. Ceiling light, radiator and a UPVC double glazed window.

BATHROOM

5' 5" x 5' 11" (1.64m x 1.81m)

Frosted UPVC double glazed window to the side aspect. Fitted with a cast metal bath, pedestal wash hand basin and a WC. Part tiled walls, a ceiling light and radiator.

EXTERNAL

At the front of the house is a sloped lawned garden space with mature apple tree plus a path and ramp up to the main door on the side. The rear garden is flagged for ease with raised borders, a flower bed and buddleia.

GARAGE

14' 0" x 16' 7" (4.26m x 5.06m)

Having double doors, power and light. Parking space to front.

DIRECTIONS

From the centre of Staveley, follow signs to Kentmere. Pass the War Memorial and Kentmere Packaging. Turn right over the bridge (Hall Lane) with 2 Barley Bridge being the second house from the left. what3words:///clinic.bulky.struts







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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Approx. Total Area: 1133 ft² ... 105.2 m²

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

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