



BARNFIELD, DANES CRESCENT, STAVELEY, KENDAL, CUMBRIA, LA8 9QJ
£585,000

MILNE MOSER
SALES + LETTINGS

BARNFIELD, DANES CRESCENT, STAVELEY, KENDAL, LA8 9QJ



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DOUBLE GARAGE & PARKING

OVERVIEW

Set back from Danes Road in a private cul de sac of just five properties, this light and airy semi-detached house must be viewed to be appreciated. The deceptive accommodation is over two levels with a lovely semi open plan lounge dining space - there is a 1970s vibe with a wood clad ceiling, feature stone chimney breast and open tread stairs to the first floor. The kitchen is at the rear and there is an adjoining utility and porch plus a ground floor cloakroom and a study or fifth bedroom. All four of the first floor bedrooms are doubles and three have built in storage, the bathroom boasts a four piece suite. There are views both at the front and rear towards open countryside and green space. A double garage and pretty side garden complete the picture of this generous family home. Some updating is required, however this is an exciting opportunity to create a long term home in a desirable Lakeland village.

ACCOMMODATION

A frosted UPVC double glazed door with adjacent window leads into:

HALL

Ceiling light.

WC

UPVC double glazed window to the rear aspect. Wash hand basin, WC, a ceiling light and access to a loft space. Connecting door to the study/bedroom.





STUDY/BEDROOM

8' 8" x 8' 8" (2.65m x 2.65m) max

A versatile room with a UPVC double glazed window at the rear looking towards Reston Scar plus a further frosted UPVC double glazed window at the front. Radiator, ceiling light and connecting door to the WC. An ideal room for dependent relatives or visitors.

DINING ROOM

18' 0" x 11' 6" (5.48m x 3.50m)

Split level and open plan with the lounge, the dining room benefits from the view towards countryside at the front. There is a UPVC double glazed window at the side, two ceiling lights, two radiators and a telephone point. Wood clad ceiling, open tread stairs and painted brickwork wall. Unique pine doors connect to the kitchen and hallway.

LOUNGE

18' 0" x 13' 7" (5.48m x 4.15m)

UPVC double glazed windows run along the front of the property giving the lounge a lovely view towards countryside - a UPVC double glazed door leads to the front garden. The wood clad ceiling continues and there is an exposed stonework chimney breast and hearth with wood topped shelving to both sides and a cosy woodburner - perfect for chilly winter evenings. Recessed ceiling lights and a radiator.

KITCHEN

12' 8" x 9' 10" (3.86m x 2.99m)

UPVC double glazed window with a pleasant outlook between buildings towards Brunt Knott, fields and trees. Fitted with white base and wall units with metal trim handles, wood grain effect worktops and a stainless steel sink with double drainer. There is space for an electric cooker. Wall mounted forced-air heater, a ceiling light and extractor. Tiled splashbacks, wood block flooring running through into the utility space and there is an external door.

UTILITY ROOM

4' 11" x 6' 2" (1.52m x 1.89m)

Having plumbing for a washing machine and space for a fridge/freezer and dryer. Tiled walls, shelves for shoes and two ceiling lights.

PORCH

5' 0" x 3' 3" (1.52m x .99m)

A glazed door leads to the rear and there is a ceiling light and hanging space for coats. Ideal Logic boiler.



LANDING

Feature wood clad wall, a deep over stairs cupboard and an airing cupboard with shelving and hot water cylinder. Radiator, two ceiling lights and access to the loft (the loft has a light).

BEDROOM

8' 11" x 12' 9" (2.72m x 3.88m) excluding wardrobe

Facing the front and having a lovely view towards countryside. Built in double wardrobe and single shelved cupboard, overhead storage, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

8' 10" x 12' 11" (2.68m x 3.94m)

Also facing the front aspect, the second double bedroom has a ceiling light, radiator and telephone point. UPVC double glazed window at the front and a high level window with view towards Reston Scar.

BEDROOM

9' 2" x 10' 10" (2.79m x 3.29m) excluding wardrobes

Looking towards Craggy Wood, Potter Fell and the Howgills over rooftops, the third double bedroom has a large double wardrobe with shelving and sliding doors, overhead storage, a ceiling light, telephone point and radiator. UPVC double glazed window.

BEDROOM

9' 0" x 10' 0" (2.74m x 3.04m) excluding wardrobe

UPVC double glazed window with view towards Reston Scar, Brunt Knott, fields and trees at the rear. Radiator, ceiling light and built in double wardrobe with overhead storage and internal shelving.

BATHROOM

8' 9" x 9' 11" (2.66m x 3.01m) max

Having two windows, the bathroom is light and bright and fitted with a corner bath, a WC, pedestal wash hand basin and a shower cubicle. Partially tiled walls, two ceiling lights and a radiator.







EXTERNAL

Barnfield has garden spaces mainly at the front and side with a random flagged area at the front - perfect for colourful pots, and there is an outside light and attractive drystone walling. A double driveway leads to the garage, a further gravelled space could provide additional parking or space for a boat or trailer and there is a step down into the lawned side garden. Bounded by well-tended mature borders, filled with flowering perennials, ornamental shrubs and specimen trees, the side garden is partially enclosed by fencing. A path behind the garage leads to a patio area at the rear of the house and round to the kitchen door. External light and tap.

DOUBLE GARAGE

19' 0" x 21' 9" (5.79m x 6.63m)

Double up and over door, window to the side and UPVC double glazed French doors at the side. Power and light. There is a work bench, potting bench, motorcycle anchor point and shelving - perfect for buyers who have outdoor hobbies whilst still retaining space to garage a vehicle.

DIRECTIONS

From the A591, enter Staveley on Danes Road (northerly entrance) and continue past Seed Howe. As Brow Lane splits off to the left, turn right between Cumbria Tourism and the brown tourism sign for The Furniture Workshop/Acorn Business Park. Danes Crescent runs behind Cumbria Tourism with the property located to the left hand side.

what3words:///panics.enjoy.chess

GENERAL INFORMATION

Services: Mains Water, Gas, Electricity and Drainage

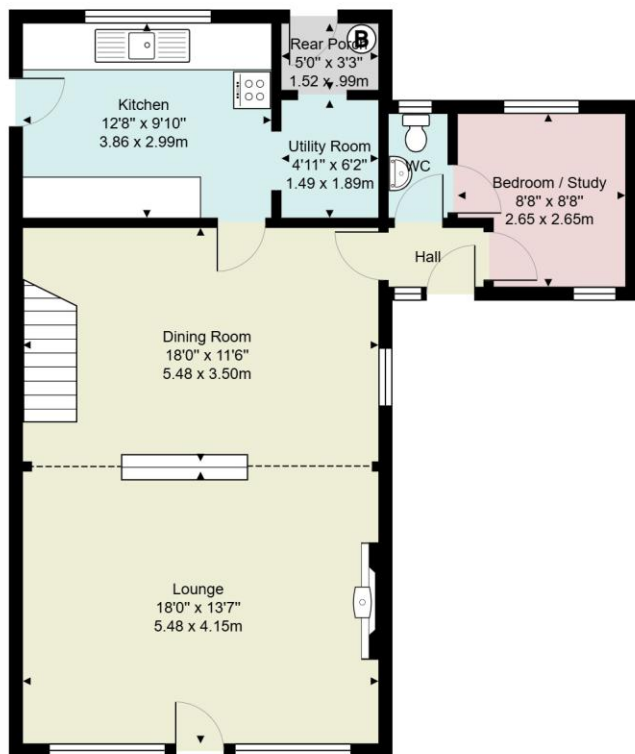
Tenure: Freehold. An historic private and limited right of way exists at the rear of the property. Private road access with proportional upkeep as and when required.

Council Tax Band: E

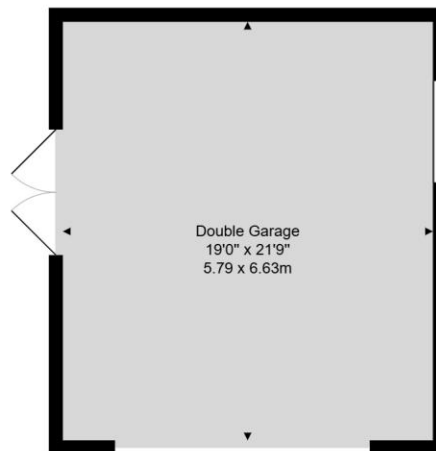
EPC Grading: D



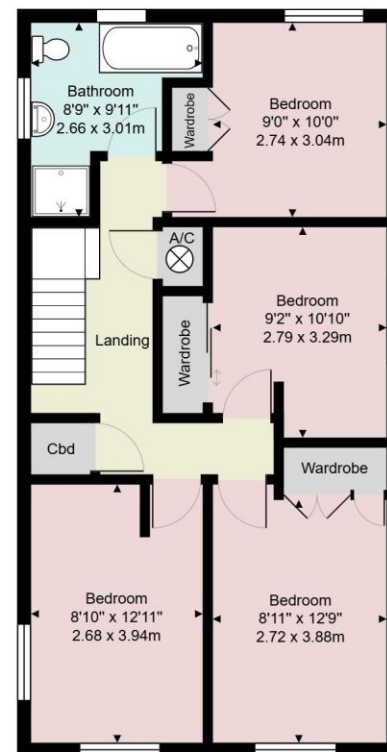
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



Ground Floor



Garage - approximate location



1st 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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