



HEATHER COTTAGE, KENTMERE ROAD, STAVELEY, KENDAL, LA8 9JE
£695,000

MILNE MOSER
SALES + LETTINGS

- Part Double and Secondary Glazed
- Oil Fire Central Heating
- Charming Character Throughout
- Neutral Decor
- No Onward Chain
- Easy Access to Train Station for connections to West Coast Mainline
- Within Lake District National Park



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GARAGE & PARKING

OVERVIEW

Idyllic in every way, this detached semi-rural cottage offers peace and tranquillity away from modern life whilst still being within easy reach of amenities. On the outskirts of the popular Lakeland village of Staveley, the property sits in just over half an acre of well laid out gardens - plenty of space for children to explore and play. The house dates back several hundred years and has been extended over generations with the latest addition, the music room, in the 1990s. The modern kitchen diner has built-in appliances and there is an all-important utility space and ground floor cloakroom. The three bedrooms are each delightful, all with views and two have retained period fireplaces. Externally, the gently sloping plot has several seating areas, lawn, plenty of parking and turning and a generous detached garage. The views over the adjoining fell add to the feeling of space and bring nature right to the doorstep and the River Kent can be heard through the trees.

ACCOMMODATION

Driving through the gates, the driveway passes the garage and up to the house with parking and turning space. The porch with a lovely period door leads into the lounge. A welcoming dual aspect room with a real cottage feel. The wooden fire surround set to a slate hearth provides a focal point and doors lead to the stairwell, sitting room and kitchen diner. The adjoining sitting room is a versatile room which could easily be a home office (with perfect spot for a





desk in front of the window), a hobby room or reading space. The period alcoves have been retained there is arched access into the music room. Having a double height vaulted ceiling, the music room impresses and again could be used as buyers wish. The views over the garden are lovely and there is additional light from a Velux. The kitchen diner is at the rear of the house and has been updated with oak shaker style units, marble effect worktops and a composite sink. All the appliances are built-in and there is a Worcester Oil fired boiler. The traditional stone lintel is an attractive feature to the space and with a view over the garden, there is the ideal spot for a breakfast table. At the side is a practical utility with tiled flooring, a passage/storage space and a cloakroom/WC.

The first floor landing also offers charm and character with a window on the stairwell ensuring there is natural light and a deep cupboard providing storage. The two double bedrooms are at the front of the house - both with views over the mature garden and fell to the side. The larger of the two has a retained period fireplace and cupboard over the stairs whilst the second bedroom has two double built-in wardrobes. The third bedroom, and perhaps the most charming, has views over treetops to fells opposite and a fireplace. The shower room has a cottage themed suite with floral motif on the sanitary ware. There is a walk in shower enclosure fitted with aqua board panelling, a WC and hand basin. Even the bathroom has a view over the fell at the rear!



Once outside, pause for a moment to hear the birdsong and distant rhythmic sound of the River Kent below. Mature trees line the walled boundary providing privacy, yet are far away from the house not to cast shadow. The sloping lawn is interspersed with rockery style beds, seating areas and an impressive collection of azaleas and rhododendrons. The driveway has space to park and turn and there is a detached garage. Larger than average, the garage has an electric up and over door, power, light, window and pedestrian door. Bounded by the fell at the rear, the garden is perfect for children and pets of all ages and is in perfect keeping with the surroundings.

DIMENSIONS

Lounge 10' 11" x 13' 0" (3.34m x 3.96m)
Sitting Room 9' 10" x 9' 10" (3.01m x 3.01m)
Music Room 12' 11" x 10' 11" (3.94m x 3.34m)
Kitchen Diner 8' 10" x 15' 11" (2.69m x 4.85m)
Bedroom 10' 3" x 13' 3" 93.12m x 4.03m)
Bedroom 10' 7" x 10' 1" (3.23m x 3.08m)
Bedroom 8' 10" x 7' 4" (2.69m x 2.23m)
Shower Room 5' 0" x 7' 11" (1.52m x 2.40m)
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Garage 10' 9" x 22' 0" (3.28m x 6.71m)

DIRECTIONS

From the centre of Staveley, follow signs to Kentmere passing the War Memorial and Kentmere Packaging. Continue straight on at the bridge following the Kentmere Valley sign. Heather Cottage is the last house on the left hand side, two wooden gates and a name plaque mark the bottom of the driveway.
[what3words///wing.loyal.towel](http://what3words.com/wing.loyal.towel)

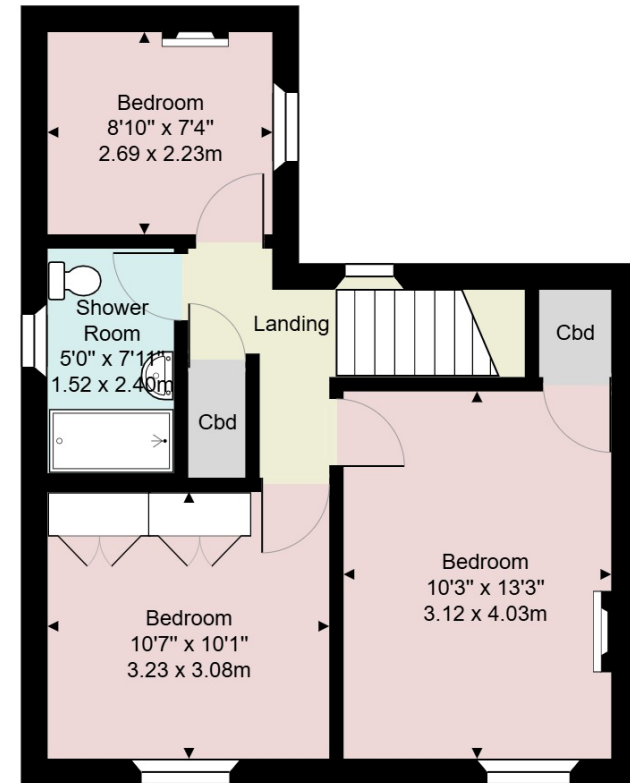








Ground Floor



1st Floor

Approx. Total Area: 1093 ft² ... 101.6 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 F	
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water and Electric. Oil Fired Central Heating. Private drainage - Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: F

EPC Grading: F

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