



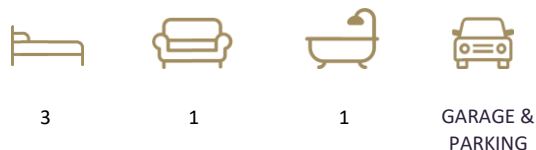
1 FELLSIDE, DANES ROAD, STAVELEY, KENDAL, CUMBRIA, LA8 9PR
£495,000

MILNE MOSER
SALES + LETTINGS

1 FELLSIDE

DANES ROAD, STAVELEY

KENDAL, LA8 9PR



OVERVIEW

Within the Lake District National Park with fell walks and open countryside on the doorstep, this three bedroom semi-detached house has a lot to offer. Built in a 1930s style, the current owners have reconfigured the ground layout creating a lovely kitchen diner with access to the rear garden plus a cosy bay windowed lounge with pleasant outlook and a woodburner. Two of the three bedrooms are doubles - each with views and there is a luxurious fully tiled bathroom with four piece suite. Externally, the property has real potential. The long driveway has parking for a number of cars and there is a large garage - perfect for hobbies, storing outdoor gear and parking. The rear garden has a lawn and upper patio, ideally positioned for sun all day and backing onto the fell at the rear. Modern styles of decor have been blended with traditional features giving a contemporary feel, perfect for modern families. 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

Approaching over the long driveway, steps lead up to an open porch area. A frosted double glazed door leads into:

HALL

Setting the tone for decor and style, the hallway has geometric flooring, panelled stairs to the first floor, ceiling light and a radiator. Two frosted double glazed windows face the front aspect, further natural light floods in from the window on stairs.





Useful under stairs cupboard with a frosted UPVC double glazed window, light and boiler.

LOUNGE

11' 11" x 13' 5" (3.62m x 4.08m) into bay window

A UPVC double glazed bay window faces the front aspect - there is a lovely view towards trees and fells at the side. Well decorated with a green panelled feature wall, radiator, ceiling light and wood effect flooring. The woodburner is set on a dark local slate plinth with a wood lintel above.

KITCHEN DINER

19' 2"/11' 10" x 11' 9"/8' 5" (5.84m/3.61m x 3.57m/2.57m)

An L shaped room easily allowing for a family dining table. Sliding patio doors lead to the garden and there is a UPVC double glazed window at the side. The kitchen area is fitted with two tone shaker style base and wall units, marble effect worktops and upstands and a sink. Integrated fridge freezer and a large cooker hood with space for a range cooker beneath. There are downlights throughout, under unit lighting, a vertical radiator and modern herringbone wood style flooring.

UTILITY ROOM

8' 7" x 6' 0" (2.62m x 1.84m)

A frosted double glazed window to the rear aspect and a double glazed door at the side. This useful addition to the property has a practical tiled floor, radiator and downlights. Worktops with plumbing for a dishwasher and washing machine beneath. Access to loft space.

LANDING

A large UPVC double glazed window on the stairs has a pleasant view at the side. Period stripped wooden doors lead to the three bedrooms and bathroom and there is a ceiling light and access to the loft.

BEDROOM

11' 3" x 13' 5" (3.42m x 4.10m) into bay

Having a great view across trees towards fells, this double bedroom has a UPVC double glazed bay window, radiator and a ceiling light. Wood style flooring and a telephone point.

BEDROOM

10' 10" x 11' 10" (3.29m x 3.60m) max

Facing the rear aspect, the second double bedroom has a great view onto the fell and across the garden. There is an excellent range of



fitted storage with wardrobes, cupboard, drawers and central dressing table space. Radiator and downlights.

BEDROOM

7' 6" x 7' 5" (2.28m x 2.26m)

Also at the front of the property with a lovely outlook, the third bedroom is currently used as a home office and has wood style flooring, a ceiling light and radiator. UPVC double glazed window.

BATHROOM

7' 9" x 8' 5" (2.36m x 2.56m)

A good sized fully tiled bathroom fitted with a luxurious double ended jet/spa bath, a WC, wash hand basin and curved walk in shower enclosure. There is a chrome heated towel rail, downlights, extractor and a mirrored wall cabinet. The shower enclosure is fitted with both a fixed head and riser spray and there is a mixer attachment on the bath. Two frosted UPVC double glazed windows face the side aspect.

EXTERNAL

Having a deceptively long plot, 1 Fellside has ample off road parking at the front and side. The rear garden gently slopes and is mostly lawned with a level patio at the top, perfect for BBQs and outdoor dining. There is space for a shed and a second patio close to the house. External lights, tap and socket. Beneath the front porch is an undercroft space plus a second store at the side of the garage.

GARAGE

15' 10" x 18' 0" (4.83m x 5.49m) approximately

A large garage with a double up and over door, power, light and water.

DIRECTIONS

Leaving Kendal on Windermere Road, proceed out of town to Plumgarths roundabout and follow signs to Windermere. On reaching Staveley, take the second turning into the village onto Danes Road and then turn immediately left onto a cul de sac. 1 Fellside is the second property.
[what3words:///circle.backed.blush](#)







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Private Drainage via Septic Tank. 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: D

Planning Permission was granted in October 2024 to replace the fibreglass garage roof with a flat green roof.

Planning Permission from 2006 was amended in 2025 to build three houses on the plot adjacent to 2 Fellside.

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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



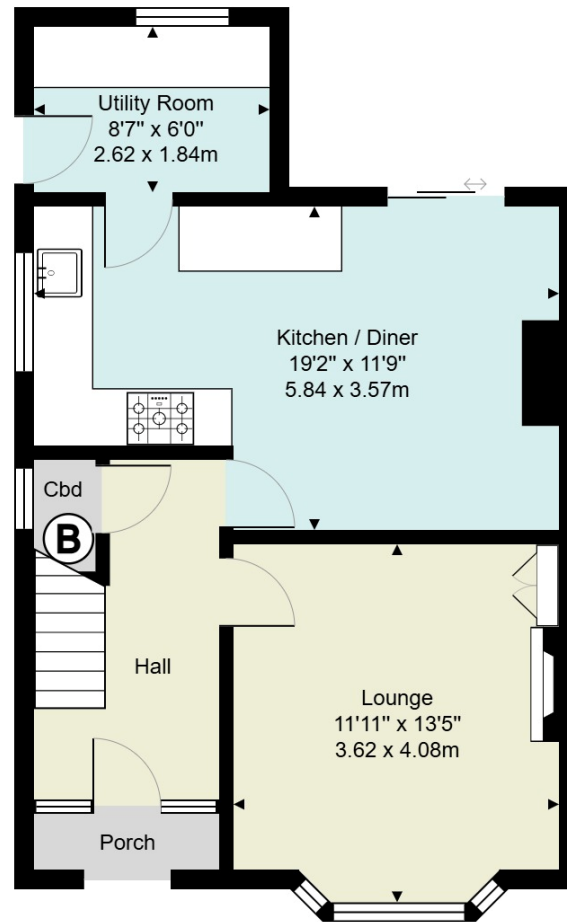
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

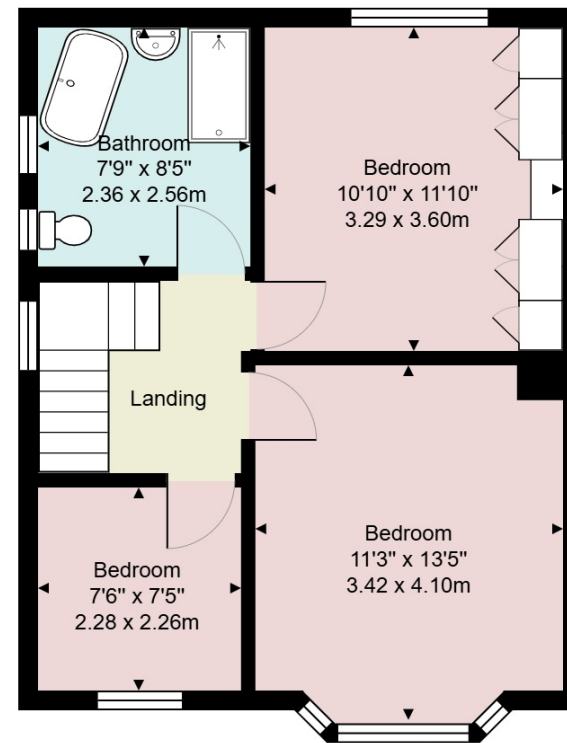
100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk



Ground Floor



1st Floor

Approx. Total Area: 999 ft² ... 92.8 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

MILNE MOSER

SALES + LETTINGS

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