



DOWNLANDS, STATION LANE, STAVELEY, KENDAL, CUMBRIA, LA8 9NR  
**£395,000**

**MILNE MOSER**  
SALES + LETTINGS

- UPVC Double Glazing
- Gas Central Heating
- Neutral Decor and Floor Coverings
- Within Lake District National Park
- Close to Railway Station and Local Pub
- Viewing Recommended



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GARAGE &  
PARKING

#### OVERVIEW

Owned by the vendors since new, Downlands is an excellent family home which has been well maintained both inside and out.

The accommodation is over two floors - the ground floor having a lovely light bright triple aspect lounge, the kitchen diner connects to the garden room and a ground floor cloakroom has been added, ideal for busy family life. Two of the three bedrooms are doubles and the shower room has been updated in recent years and now boasts a walk in enclosure and built in storage.

Externally, there are two parking spaces plus an attached garage and easily managed garden/patio space.

Well positioned within the popular Lakeland village of Staveley, many amenities are on the doorstep including doctors, shops, primary school and Millyard full of Artisan trades and renowned bike shop.

#### ACCOMMODATION

From Station Lane, a double glazed porch provides shelter from the elements and has a practical tiled floor. Once in the hallway, the property has a welcoming homely feel with stairs leading to the first floor and additional light flooding in from glazed internal doors and a window on the landing. The understairs cupboard has access to an under house





void, used for storage and has power and light. The generous lounge has three windows and a living flame gas fire provides a focal point. The kitchen has space for a good sized table, perfect for family meals and has been fitted with cream farmhouse style units. There is space for the usual appliances and a window looks through the garden room onto the field beyond. The garden room is the ideal place to bird watch and relax with a cuppa, an excellent addition to the house. Completing the ground floor is a cloakroom/WC.

Once on the first floor, pause to look at the view of distant Lakeland Fells at the top of the stairs. The landing has access to the loft and a built in airing cupboard with hot water cylinder and shelving. The two double bedrooms both face the rear of the house overlooking a field and Lily Fell whilst the single bedroom is at the side, also overlooking countryside. The shower room has been reconfigured and modernised in recent years and now has a generous double length walk in enclosure, a vanity basin with cupboard and drawer storage beneath and a concealed cistern WC. The walls are fully tiled and the shower has coordinating aqua board panelling.

The outside space at Downlands is easily managed and has been landscaped for buyers to add their choice of pots and tubs for colour along with patio furniture. The garden backs onto green space. There is a parking space at either side of the house plus an attached garage with power, light and up and over door. The boiler is in the garage.



#### DIMENSIONS

Lounge 11' 6" x 18' 1" (3.50m x 5.50m)

Kitchen Diner 14' 0"/7' 4" x 11' 9"/8' 3" (4.26m/2.24m x 3.57m/2.51m)

Garden Room 13' 1" x 5' 2" (3.98m x 1.58m)

Bedroom 14' 0" x 11' 11" (4.27m x 3.63m)

Bedroom 11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom 8' 7" x 7' 10" (2.60m x 2.39m)

Shower Room 5' 4" x 8' 1" (1.62m x 2.45m)

Garage 9' 8" x 16' 0" (2.94m x 4.87m)

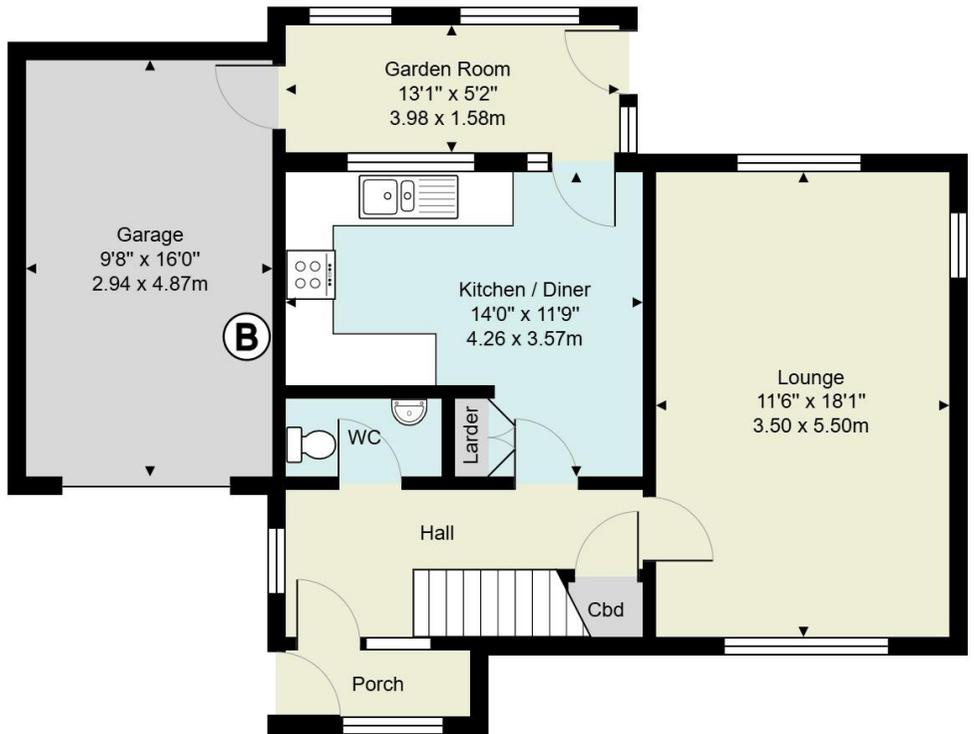
#### DIRECTIONS

Leaving Kendal on Windermere Road, proceed to Plumgarths Roundabout and continue towards Windermere. Pass Plantation Bridge Petrol Station and then turn right towards Staveley village and over the level crossing. Continue into the centre of Staveley and at the bridge and pedestrian crossing turn left onto Station Road. Follow along and under the railway bridge. Immediately after the bridge, turn left onto Station Lane with the property on the right hand side.  
what3words///quirky.makes.laugh

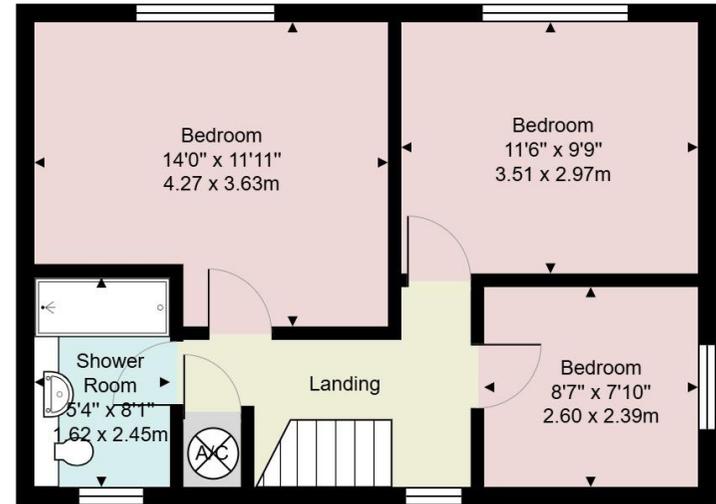








Ground Floor



1st Floor

Approx. Total Area: 1199 ft<sup>2</sup> ... 111.4 m<sup>2</sup>

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		76 C
55-68	D	64 D	
39-54	E		
21-38	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 Emma Butler

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: D

Please note the property is in close proximity to an Electricity  
 Pylon at the rear.

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