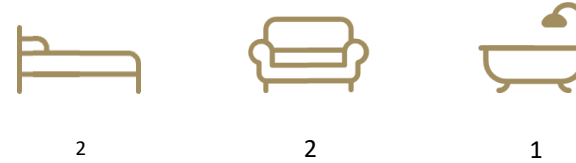




RIVER COTTAGE, 3 STANTON CROSS
STANTON, KENDAL, CUMBRIA, LA8 0LG
£325,000

MILNE MOSER
SALES + LETTINGS

- Neutral Decor Throughout
- Exposed Stone Walls
- Double Glazed Windows
- Enclosed Cottage Style Garden
- Gas Central Heating
- No Onward Chain



OVERVIEW

The name River Cottage conjures up many an image and this delightful two bedroom property does not disappoint. Sympathetically extended by the current owners, the accommodation is now well balanced for modern living whilst retaining the character and charm of the original building. Both bedrooms are doubles plus there is a modern well fitted bathroom on the ground floor, a kitchen with integrated appliances and a separate lounge and dining room. Accessed along a country lane passing open fields with horses, the property forms part of a row of similar properties running parallel to Stainton Beck - close to the cottage is the perfect spot on the banks to spot otters and other wildlife. The Stainton Aqueduct is just a short walk away with canal access. A wonderful opportunity to have a slice of country living yet still being within easy reach of Kendal, the M6 and Oxenholme Train Station.

ACCOMMODATION

The property can be accessed at both the front and rear. A path at the front leads along the row of cottages to the smart wooden front door and into the porch. For everyday use, most occupants would access at the rear, across the garden and terrace into the dining room. Forming part of the extension, the dining room is flooded with natural light from a Velux rooflight - a lovely design touch and there are exposed beams and stonework wall. LVT flooring keeps the





space practical and stylish and there is plumbing for a washing machine and space for a dryer. An internal window and glazed door allow peeks into the kitchen beyond.

The bathroom leads to one side of the dining room. A modern suite with a concealed cistern WC, vanity basin and a bath with shower and screen above. There is blue and white tiling to the walls plus exposed stonework and beams.

The kitchen sits in the centre of the house with stairs leading to the first floor and access to the lounge. Fitted with cream farmhouse style units, dark stone effect worktops and tiled splashbacks. There is an integrated gas hob, electric oven and grill and a dishwasher - all made by Bosch, plus an integrated fridge freezer. There is a lit glass cabinet and under unit lighting. An understairs cupboard with a light has space for household bits and bobs.

The lounge is at the front of the house with pleasant outlook over neighbouring gardens. The stone fireplace is a lovely feature and is set with a living flame gas fire and a wooden mantel piece perfect for displaying family photos or mementos. There is LVT flooring and under lit open shelving. The porch gives access to the front path.

The cottage and period feel continues on the first floor with tongue and groove doors leading to the two bedrooms. The larger of the two doubles is at the front with view over neighbouring gardens and a lovely period cast metal fireplace. The second double is at the rear with glimpses of the beck beyond through the trees. There is a built in shelved cupboard plus wall mounted Viessmann boiler.

OUTSIDE

The rear garden is a real joy - fully enclosed and secure with picket fencing and gate, a space like this is a rarity in properties of this style. The central path is flanked by well-maintained lawns with steps leading up to a raised terrace with space for sitting out and pots. There is an external tap and socket plus the garden shed is to remain. Although there is no allocated parking within the boundary of the property,



the open space at the rear is used on an informal/unofficial basis by residents who always ensure that other users can manoeuvre in and out.

DIMENSIONS

Lounge 13' 4" x 11' 7" (4.06m x 3.54m) max

Kitchen 10' 9" x 8' 3" (3.28m x 2.52m)

Dining Room 8' 3" x 10' 3" (2.51m x 3.13m)

Bathroom 4' 9" x 10' 4" (1.44m x 3.16m)

Bedroom 13' 4" x 11' 2" (4.06m x 3.41m)

Bedroom 10' 5" x 8' 11" (3.19m x 2.73m) max

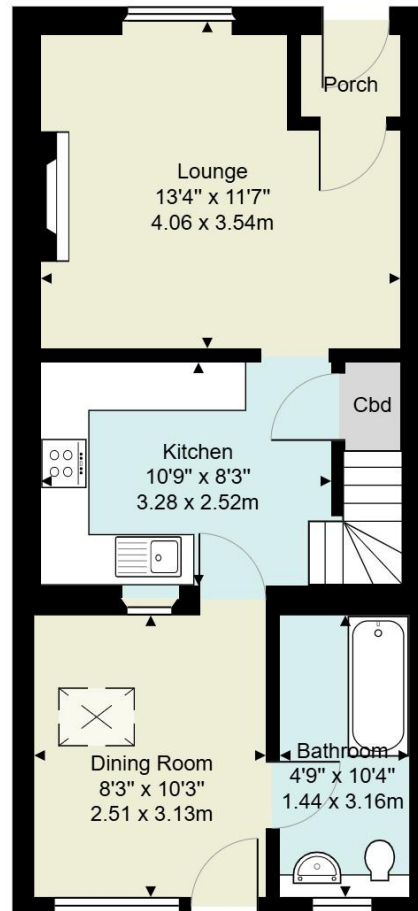
DIRECTIONS

Leaving Kendal on A65, turn right after the rumble strips towards Crosscrake. Continue along the lane, turning left after the church. Pass the primary school and out into the countryside. Turn left just prior to the canal bridge. Stainton Cross forms part of a small hamlet - the row of cottages is on the right hand side with the parking area at the rear. Please park to the left of the wooden shed adjacent to the beck. what3words///accent.heaven.mornings

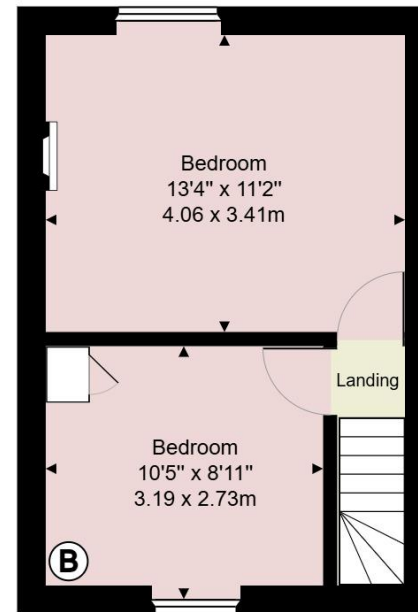








Ground Floor



1st Floor

Approx. Total Area: 710 ft² ... 65.9 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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Gas and Electric. Private drainage via shared treatment plant installed in 2016. 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. B4RN Superfast broadband connected.

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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