



Dashwood, Station Road, Staveley

£1,250,000





Dashwood, Station Road

Staveley, Cumbria

Nestled in a super private position in the heart of the ever popular, picturesque Lakeland village of Staveley is this beautifully presented detached house which offers a blend of character together with modern comforts including gas central heating and double glazing. The village offers numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Located between Windermere village and the market town of Kendal and within easy reach of the M6 and Oxenholme train station on the West Coast mainline giving access to London in under three hours.

Boasting a grand entrance hall with a log burner offering a warm welcome, which leads to the sitting room with feature fireplace and French doors to the garden and an office. The light-filled breakfast kitchen features a range cooker leading to the sunroom, utility room, downstairs cloakroom and walk-in pantry. Additionally the ground floor provides a billiard room which could easily be a second reception room or formal dining area, this property exudes charm and elegance.

Head upstairs to the spacious landing with access to the fully boarded loft via a drop down ladder, and there is a lovely family bathroom with a free standing bath. All the four bedrooms are doubles, with two having walk in wardrobes and one with fitted storage, along with one en suite bathroom and one en suite shower room.

The integrated double garage with an electric up-and-over door together with ample off-road parking, a workshop, and ample storage space ensure practicality and functionality and further enhances the appeal of this home, originally built by the current owners in 2002.

Completing the package of this impressive property are the well-manicured gardens and grounds which are nothing short of spectacular, being extremely private and landscaped featuring established plantings, a vegetable plot, and a summer house with patio seating area overlooking to pond. The beautiful gardens envelope the house, with well-maintained lawns, stocked borders, and mature trees and hedges and with breathtaking views of the local fells which just adds a touch of tranquillity to the surroundings. With its stunning interior and enchanting outdoor amenities, this residence presents a unique opportunity to enjoy a quintessential village lifestyle in the heart of the Lake District. Beautifully presented, characterful, detached property

- Envidable position with in the ever popular Lakeland village of Staveley
- Four double bedrooms, two with walk in wardrobes
- Light filled breakfast kitchen with range cooker and walk in pantry
- Sitting room with feature fire and French doors to the garden and an office
- Grand entrance hall with log burner and spacious landing
- Lovely bathroom with freestanding bath, en-suite shower room, en suite bathroom and a cloakroom
- Workshop, utility room and ample storage
- Stunning, private, landscaped gardens with established planting veg plot and summerhouse
- Integrated double garage with electric up and over door and ample off road parking

SERVICES Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX:BAND G

TENURE:FREEHOLD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

RECEPTION HALL

21' 0" x 16' 2" (6.39m x 4.94m)

Both max.

SITTING ROOM

18' 8" x 12' 5" (5.70m x 3.78m)

Both max.

OFFICE

12' 1" x 8' 4" (3.69m x 2.55m)

Both max.

BREAKFAST KITCHEN

20' 3" x 12' 10" (6.17m x 3.91m)

Both max.

BILLIARDS ROOM/SECOND RECEPTION ROOM

13' 5" x 12' 7" (4.08m x 3.83m)

Both max.

SUNROOM

14' 4" x 10' 2" (4.38m x 3.10m)

Both max.

UTILITY ROOM

15' 7" x 8' 3" (4.74m x 2.51m)

Both max.

CLOAKROOM

5' 7" x 3' 7" (1.69m x 1.08m)

Both max.

WORKSHOP

11' 11" x 10' 2" (3.62m x 3.10m)

Both max.

WALK IN PANTRY

8' 8" x 5' 10" (2.65m x 1.78m)

Both max.



FIRST FLOOR LANDING

15' 7" x 11' 3" (4.75m x 3.42m)

Both max.

BEDROOM

18' 4" x 16' 0" (5.58m x 4.88m)

Both max.

EN-SUITE

11' 10" x 4' 7" (3.61m x 1.39m)

Both max.

BEDROOM

17' 11" x 10' 3" (5.47m x 3.12m)

Both max.

EN-SUITE

7' 11" x 6' 9" (2.41m x 2.07m)

Both max.

BEDROOM

13' 4" x 12' 4" (4.07m x 3.77m)

Both max.

BEDROOM

12' 11" x 12' 7" (3.94m x 3.83m)

Both max.

BATHROOM

14' 1" x 8' 6" (4.28m x 2.59m)

Both max.

DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley onto Danes Road, carry on down the road where it merges into Windermere Road. Take a right over the bridge onto Station Road follow the road for 200 metres and take a right onto Dashwood driveway and follow it round to the right where Dashwood is located on the left.

WHAT3WORDS:raven.deciding.compose









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