



Goose Howe Barn Brow Foot Lane, Staveley
£740,000



Goose Howe Barn Brow Foot Lane

Staveley, Kendal

An opportunity to acquire a barn conversion on a much sought-after quiet lane only 1 mile walk from village centre of Staveley with stunning uninterrupted views up to the Kentmere valley. The property which is quietly tucked away on the outskirts of Staveley village within the Lake District National Park, close to the local village amenities which consist of well known pubs and restaurants, post office, bakery, and much more. Road links to the rest of the Lake District National Park and access to the M6 motorway.

The accommodation briefly comprises a sitting/dining room, kitchen, bedroom, utility room and cloakroom to the ground floor. The first floor offers two bedrooms one with an en-suite and a bathroom. The property benefits from double glazing and oil central heating

To complete this fabulous property there is a beautiful garden which includes paved patio areas, raised beds and a lawn with a Shippon which has light and power and great space for a gym or office space. Ample driveway parking is available.

There are two fields that are owned by the property to the right hand side and the front of the property which are available by separate negotiation.

PLEASE NOTE - the property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

GROUND FLOOR

ENTRANCE HALL

28' 3" x 13' 1" (8.61m x 3.98m)

Both max. Double glazed door, double glazed window, understairs storage.

SITTING/DINING AREA

29' 6" x 21' 1" (8.98m x 6.42m)

Both max. Double glazed doors, double glazed window, radiator, living gas flame fireplace, recessed spotlights.

UTILITY ROOM

8' 8" x 8' 7" (2.65m x 2.61m)

Both max. Double glazed door, plumbing for washer dryer, boiler, space for fridge freezer.

KITCHEN

17' 7" x 12' 1" (5.35m x 3.69m)

Both max. Two double glazed windows, good range of base and wall units, breakfast bar, stainless steel sink, integrated double oven, electric hob with extractor/filter over, integrated fridge, integrated dishwasher, tiled splashback.

BEDROOM

14' 8" x 12' 9" (4.46m x 3.89m)

Both max. Double glazed window, radiator, recessed spotlights.

STORAGE ROOM

8' 6" x 7' 9" (2.60m x 2.37m)

Both max. Radiator.

CLOAKROOM

6' 4" x 3' 8" (1.94m x 1.13m)

Both max. W.C. wash hand basin, loft access, extractor fan, recessed spotlights.





FIRST FLOOR

BEDROOM

18' 7" x 12' 10" (5.67m x 3.90m)

Both max. Two double glazed roof windows, double glazed window, radiator, fitted wardrobe and cupboards, recessed spotlights.

EN-SUITE

6' 11" x 6' 9" (2.10m x 2.06m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower fitment over, partial tiling to walls, recessed spotlights.

BEDROOM

12' 1" x 9' 2" (3.69m x 2.79m)

Both max. Two double glazed roof windows, radiator, recessed spotlights.

BATHROOM

9' 2" x 7' 6" (2.79m x 2.29m)

Both max. Double glazed roof window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, extractor fan, recessed spotlights.

LANDING

9' 3" x 3' 7" (2.83m x 1.09m)

Both max. Double glazed roof window, loft access.





OUTSIDE

A generous sized garden with ample patio seating area with beautiful views out across to the surrounding hills, lawn with well stocked borders and space for potted plants. A shippon is also located on the grounds which has light and power.

OFF ROAD

Ample driveway parking.

EPC RATING D

SERVICES

Mains electric, oil heating, mains water, septic tank drainage.

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

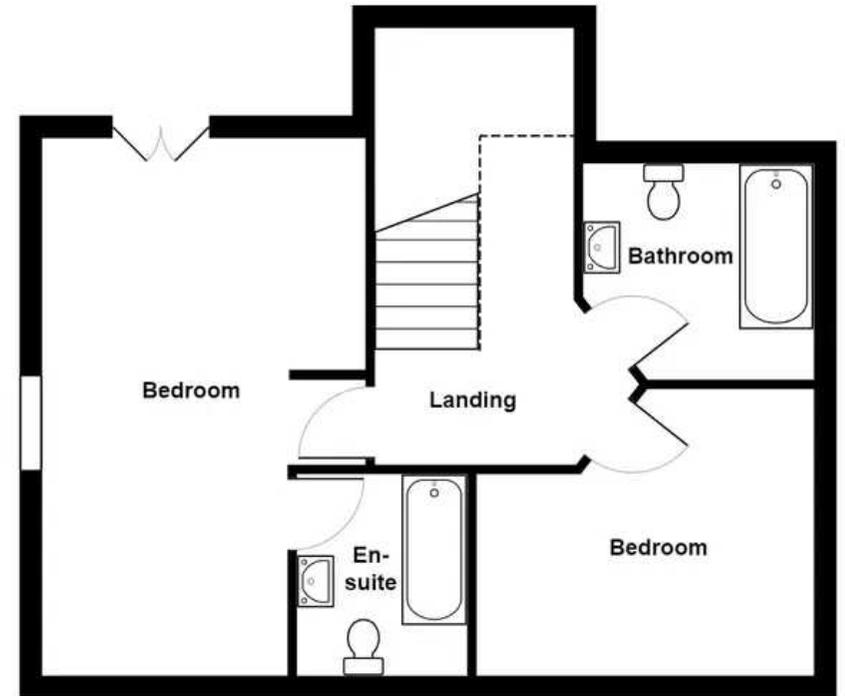
From Windermere follow the A591 and take the first exit to Staveley. Proceed along Danes Road merging to Windermere Road and turn left at the fish and chip shop in to Silver Street. Continue along this road with the River Kent being on the right and keep left in to Brow Foot Lane, carry on down the road until you see the sign for Goose Howe Barn on your right.

WHAT3WORDS: lunge.rushed.replenish





Ground Floor



First Floor

Goose Howe Barn, Brow Foot Lane, Staveley

Total Area: 127.2 m² ... 1369 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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