



1 Fellfoot Cottages

Kentmere Road, Staveley, Cumbria, LA8 9JF

Guide Price £250,000

1 Fellfoot Cottages

Kentmere Road, Staveley

Stone built and slated, this pretty chocolate box cottage dating back to the early 19th Century offers the new owners the benefit of a blank canvass ready for renovation and retaining plenty of original period character. From the front garden gate, you step into the accommodation comprising of cosy sitting room with stone flagged floor and stone fireplace with log burner, a hallway follows through to a dining room with open fireplace, large cupboard under the stairs and serving hatch through to the kitchen which forms part of a rear extension to the original cottage. Upstairs you will find two good size bedrooms and a bathroom. Located across the paved courtyard at the rear is a most useful stone and slate outhouse and log store. The cottage garden is accessed from behind the outhouse and log store by way of steps leading up to an enclosed garden requiring some tidying and landscaping.

The location is a joy if you enjoy ready access to the Lakeland fells as straight from the door are countless lanes and footpaths for every age, ability, occasion and this being The Lake District, weather condition. Exceptionally convenient, and located a mile to the south, is the popular and thriving village of Staveley which has an active resident community and a host of local services including a Spar shop, doctor's surgery and pharmacy, butcher's shop, artisan bakery, Wheelbase, the UK's largest cycle shop, and Staveley Chippy. There's a theatre Staveley Roundhouse, primary school, central village hall, children's playground, football club and bowling green. Unique to the village is Staveley Mill Yard, a collection of businesses, both industrial and retail, which together have created a distinctive and vibrant working community with an excellent range of services, resources and facilities. Beyond Staveley the whole of the unrivalled Lake District and the wealth of treasures it offers are at your disposal. Whether you are seeking a first or a second home, the National Park delivers a lifestyle that embraces the great outdoors and a wealth of cultural and social activities that would otherwise be rare in a rural setting.



Accommodation

Fenced front garden and steps lead to the part glazed from door and into



Sitting Room

A generous sitting room with a central exposed stone fireplace with impressive stone lintel and an inset log burning stove. To the front is a good sized window with seat under enjoying splendid views to surrounding countryside and fells. Original built in shelved cupboard and electric night storage heater. The sitting retains its original stone flagged floor.



Dining Room

A reception room ideal for dining or converting into the kitchen. The room has a central tiled fireplace, large understairs cupboard as well as the original built in cupboards. The room has access to the kitchen at the rear via a glazed door and window with a serving hatch below but would lend itself to being combined.

Kitchen

Forming part of a rear extension some decades ago, with glazed windows and doors. The kitchen has a sink and drainer fitted and points for an electric cooker.

Hall

Inner hall between the sitting room and dining room has the stairs leading up to the first floor.

First Floor

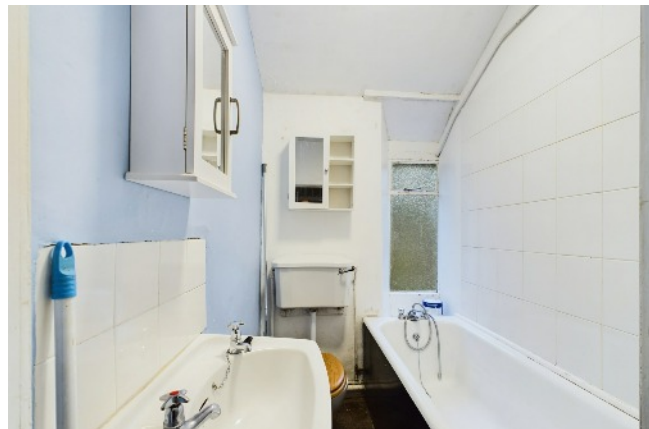
A split level landing with access to the bedrooms and bathroom.

Bedroom One

A double bedroom to the front of the cottage with a window enjoying excellent views of the open countryside and fells beyond. There is a walk in cupboard.

Bedroom Two

A second bedroom located at the rear of the cottage with a narrow window looking out to the garden area.



Bathroom

Three piece suite comprising of bath with electric shower over, pedestal wash basin and WC. Built in airing cupboard housing hot water cylinder powered by immersion.

Outside

The cottage has the benefit of a small lawned garden area with metal fencing making an ideal space for a bench to sit and enjoy the splendid views of surrounding countryside. To the side of the cottage is an access lane for all the cottage owners to use to get access to the rear courtyard. To the rear is a graveled courtyard and a stone and slate outhouse with a window and a separate log store.

Behind the outhouse and log store, is a pathway and stone steps that lead up to the enclosed rear garden. Please note the pathway also gives neighbours access to their private gardens.



Services

Mains water and electric. Drainage

Tenure

Freehold.

Council Tax Band

C

Internet Speed

Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps as per Ofcom website is available.

Directions

Use Sat Nav LA8 9JF with reference to the directions below:

In the centre of Staveley, turn off Windermere Road/Main Street by the village hall, following signs for Kentmere. Proceed north, with the River Kent on your right. Shortly, the road bears round to the right, crossing the river and then left, continuing up the Kentmere valley you will approach a row of cottages on the right hand side with No.1 being the furthest property in the row.
 What3words; ///thrilled.tightrope.physics



Floor 0 Building 1



Floor 0 Building 2

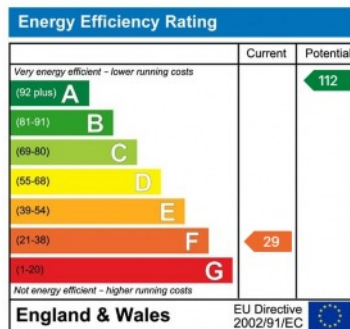


Approximate total area¹⁾
 760.35 ft²
 70.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS: standard.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

