



35 BECK NOOK, STAVELEY, KENDAL, CUMBRIA, LA8 9ND
£300,000

MILNE MOSER
SALES + LETTINGS

35 BECK NOOK
STAVELEY
KENDAL
LA8 9ND



3



1



1



PARKING

OVERVIEW

Located towards the head of Beck Nook with off road parking and a lovely cottage style garden, this three bedroom end terraced house is ideal for growing families. The well balanced accommodation offers a lounge with dual aspect windows, a well fitted kitchen plus utility space, three bedrooms and a contemporary bathroom. The generous garden extends to the side and rear and is a haven for gardeners. There are views towards Reston Scar and countryside at the front and the property is ideally placed for the amenities of Staveley which include a primary school, Staveley Mill Yard, shops and pub.

Gas central heating and UPVC double glazing. The property is subject to a Local Occupancy Requirement.

ACCOMMODATION

Approaching over the gravelled parking area, a half glazed door leads into:

HALL

Having wood flooring running through into the kitchen and a coir inset door matting. Stairs lead to the first floor and there is a ceiling light plus a shelf and hanging for coats.

LOUNGE

10' 5" x 16' 4" (3.17m x 4.98m)

A lovely light room with dual aspect UPVC double glazed windows facing the front and rear aspects. The Morso wood burner is a cosy focal point and an adjoining alcove provides space to store logs. Ceiling light and a radiator.





KITCHEN DINER

14' 6" x 10' 0" (4.42m x 3.06m)

Overlooking the colourful side and rear garden, the kitchen diner is fitted with pale sage green shaker style base and wall units, wood block worktops and a stainless steel sink with drainer. Gas hob with canopy above, an electric oven, dishwasher and space for a fridge freezer. Under unit lighting, a radiator and downlights. There is a Lake District map feature wall, an understairs storage space and two UPVC double glazed windows.

UTILITY ROOM

8' 3" x 5' 10" (2.51m x 1.79m)

Having plumbing for a washing machine, shelving and wall mounted Worcester boiler (installed 2024). Ceiling light, tiled floor and a UPVC double glazed door leading to the side garden.

LANDING

Frosted UPVC double glazed window to the rear aspect. Access to the loft, two ceiling lights and a radiator. The landing has space for a small desk - perfect for those working from home.

BEDROOM

13' 8" x 9' 7" (4.16m x 2.93m) plus 7' 0" x 3' 5" (2.14m x 1.05m)

Facing the front aspect with view over rooftops towards woodland and Reston Scar, the largest bedroom has a radiator, ceiling light and UPVC double glazed window. The space offset from the bedroom makes a useful dressing area/nook and has hanging rails, a UPVC double glazed window and a ceiling light.

BEDROOM

8' 3" x 11' 4" (2.53m x 3.46m)

UPVC double glazed window overlooking gardens to the side. Radiator, ceiling light and a cupboard over the stairs.

BEDROOM

10' 7" x 6' 4" (3.23m x 1.92m)

UPVC double glazed window to the rear aspect looking over the garden, fields and local railway line. Ceiling light and a radiator.

BATHROOM

9' 11" x 4' 7" (3.02m x 1.39m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a concealed cistern WC, bath with shower above and folding screen and stylish stone wash basin set to a cupboard/vanity unit with wood block top and copper tap. Chrome heated towel rail,



downlights and an extractor. There is a slimline wall cupboard plus a tiled floor with under floor heating.

EXTERNAL

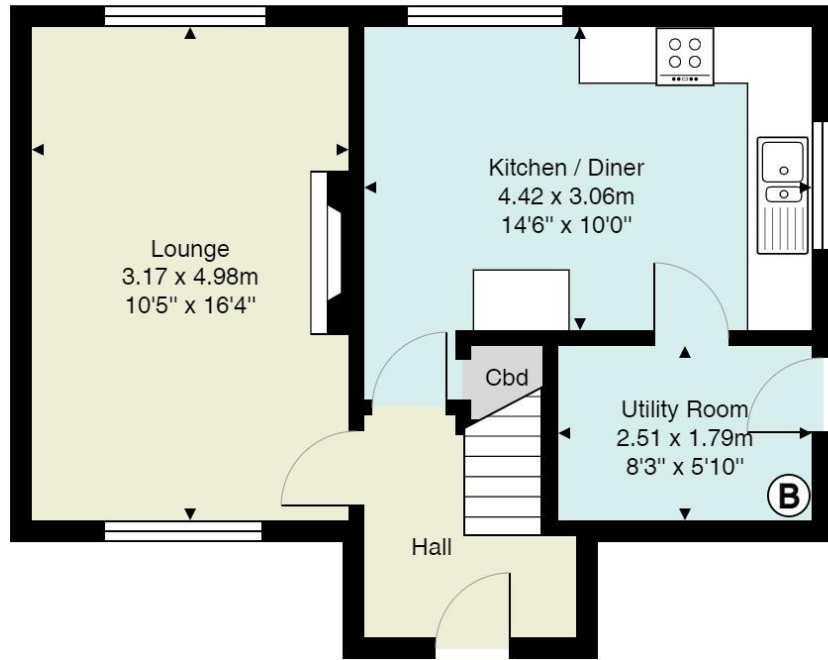
To the front of the property is a gravelled off road parking area with space for at least two cars. A gate leads into the side/rear garden. The garden spaces are accessed via steps with a lawn space wrapping around two sides with raised veg beds and a wooden climbing frame. The lower level patio is surrounded by planting giving it a private feel and there is a good sized shed measuring 6' 10" x 11' 10" (2.08m x 3.61m), the roof of which was replaced in 2024. External light and tap. There are rockery style beds, flowering climbers and fruit trees - all giving the garden a cottage feel. Being an end terrace property, the rear path gives through foot access for the adjoining property. The garden is bounded by the local railway line between Oxenholme and Windermere - please note there are no overnight trains on this line.

DIRECTIONS

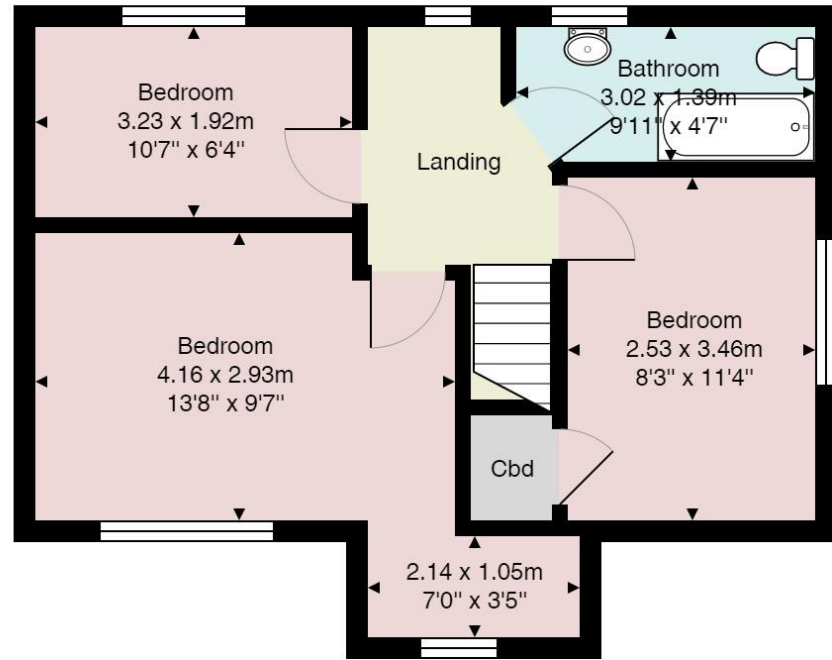
Leaving Kendal heading towards Windermere, after Plantation Bridge take the first turning on the right to Staveley. Once in the village, turn left alongside The Eagle and Child pub, passing the terrace houses and round the bends. At the end of the road by the railway bridge, turn right and then immediately left onto Beck Nook. The property is located towards the end of the cul de sac to the left hand side.

what3words///avocado.presumes.fiction





Ground Floor



1st Floor

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






GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold. Please note the property is subject to a Local Occupancy Requirement. Occupiers must have lived or worked in Cumbria for the preceding three years. Please ask for further details.
 Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	84
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.