

& Tall Trees





Tall Trees

A truly special place

Staveley in Cartmel , LA12 8NL

Located in the picturesque village of Staveley in Cartmel, this distinctive modernised detached property offers an exquisite blend of elegance and luxury. With 4 bedrooms within the main residence and a convenient adjoining 1 bedroom annexe constructed in 2011, this home is adaptable and having been meticulously maintained, ensures a living experience that is both comfortable and versatile.

Located just a short distance from the Fell Foot National Trust park and at the head of Lake Windermere, this home offers unparalleled access to some of the Lake District's most breathtaking landscapes. Whether you're drawn to water sports, hiking or simply enjoying the stunning views, this location provides endless opportunities for adventure and relaxation.

Quick Overview

Stunning detached residence

Additional 1 bedroom annexe

Beautifully maintained and presented

Quality fitted kitchen and bathrooms

En suite facilities and downstairs cloakroom

Immaculately kept gardens

Electric gated large private drive

Situated minutes from Lake Windermere

A must see property is enivable location

Superfast broadband available





Welcome

Tall Trees is a stunning, recently modernised house with separate annexe which was originally built in 2011. Entering in through the electric remote gates there is a large driveway with parking for several cars as well a gravelled area, perhaps for couple of boats. The garden is accessible from either side of the house and is wonderfully well maintained. The garage has been converted into a 1 bedroomed annexe with its own kitchen and shower room.

When entering the house you find a large welcoming hallway with stairs to the first floor and doors leading to the reception rooms and the study. There is also tasteful country style kitchen finished to a high standard in keeping with the property, boot room and utility room. Upstairs are 3 generously sized bedrooms, 2 with en-suites and the master with a dressing room (formally bedroom 4) and well appointed main bathroom with tranquil views across the garden. Outside there is a large garden with multiple seating areas, lawn and mature hedging, trees and flower beds.



Main House

Entrance Hallway Stairs to first floor and under stairs cupboard, French doors to Living Room

Living Room Dual aspect windows, solid fuel burner set within large fireplace.

Sun Room Vaulted celling with double Velux windows and access to garden via double patio doors. French doors to living room.

Specifications

Living Room
7.19m x 4.19m / 23'7" x 13'9"ft

Sun Room
4.19m x 3.71m / 13'9" x 12'2"ft















Stunning Kitchen

Specifications

Kitchen / Dining Room
6.2m x 5.36m / 20'4" x 17'7"ft

Study
3.51m x 2.49m / 11'6" x 8'2"ft

Boot Room
3.51m x 2.49m / 11'6" x 8'2"ft

Utility
5.59m x 2.49m / 18'4" x 8'2"ft



Kitchen A fantastic room with built in wall and base units with integrated pantry cupboard, large island with quartz worktop American style Samsung fridge, integrated Siemens microwave and electric fan oven. Aga range cooker, double Belfast sink and integrated dishwasher and wine fridge. Bay window seat with outlook onto the garden and access to the boot room and annexe.

Office Built in units.

Boot Room Built in wall and base units, part tiled walls, stainless steel inset sink, access to garden. And internal hallway leading to WC and access to front yard and rear garden.

Utility Room Tiled floor, built in wall and base units, double doors to front drive. Separate Miele washer and dryer and large chest freezer. Double cupboard containing Warmflow boiler and fuse board. High polished tiled floor.
Access through to the annexe.

WC Part tiled walls, tiled floor, WC and wash basin.

Primary Bedroom

Master Bedroom Partial lake view, built in wardrobe, ensuite which is Jack and Jill.

En-suite Shower Room Large shower, tiled floor, vanity unit with wash basin. WC.

Specifications

Master Bedroom
5.69m x 4.19m / 18'8" x 13'9"ft















Bedrooms

Specifications

Bedroom Two
4.42m x 3.73m / 14'6" x 12'3"ft

Bedroom Three
3.51m x 3.48m / 11'6" x 11'5"ft

Bedroom Four / Dressing Room
3.48m x 2.9m / 11'5" x 9'6"ft

Bedroom 2 With built in cupboards and en-suite.

En-suite Shower Room Ladder heated towel rail, WC, shower, vanity unit with wash basin, part tiled walls, high polished tiled floor.

Bedroom 3

Bedroom 4 / Dressing Room With built in wardrobes.

Bathroom Freestanding roll top bath with garden outlook, vanity unit with sink, bidet, built in cupboard with immersion tank. WC.



The Annexe

Open Plan Kitchen/Living Area

Kitchen Area Built in wall and base units, electric range cooker with extractor hood over, sink unit, fridge and integrated dishwasher, tiled floor and stairs to first floor. Double doors to garden.

Bedroom Velux window, storage cupboard, en-suite shower room.

En-Suite Shower Room Large walk in shower with tiled floor, part tiled wall, Velux window and wash basin and WC.

Specifications

Kitchen / Living Room
6.3m x 2.59m / 20'8" x 8'6"ft

First Floor Bedroom
4.19m x 2.9m / 13'9" x 9'6"ft











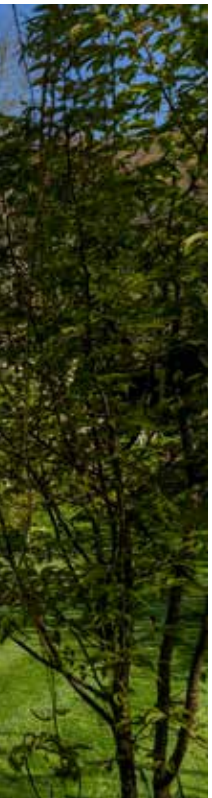












Outside

Electric timber and metal car gates with pedestrian gate, gravelled boat park with wood store. Large tarmac drive with parking for several cars, wrap around garden with dual side access and Lakeland stone walling.

Raised seating area, concealled oil tank, large paved patio area, generous lawn, mature planting and trees as well as flower beds and shed.



Floorplan

Tall Trees, Staveley in Cartmel , LA12 8NL
Approximate Area = 2999.0 sq ft / 278.6 sq m
For identification only - not to scale



Total area: approx. 278.6 sq. metres (2999.0 sq. feet)

Important Information

Parking:
Secure Gated Parking

Tenure:
Freehold

Council Tax Band:
Westmorland and Furness Council- Council tax band G

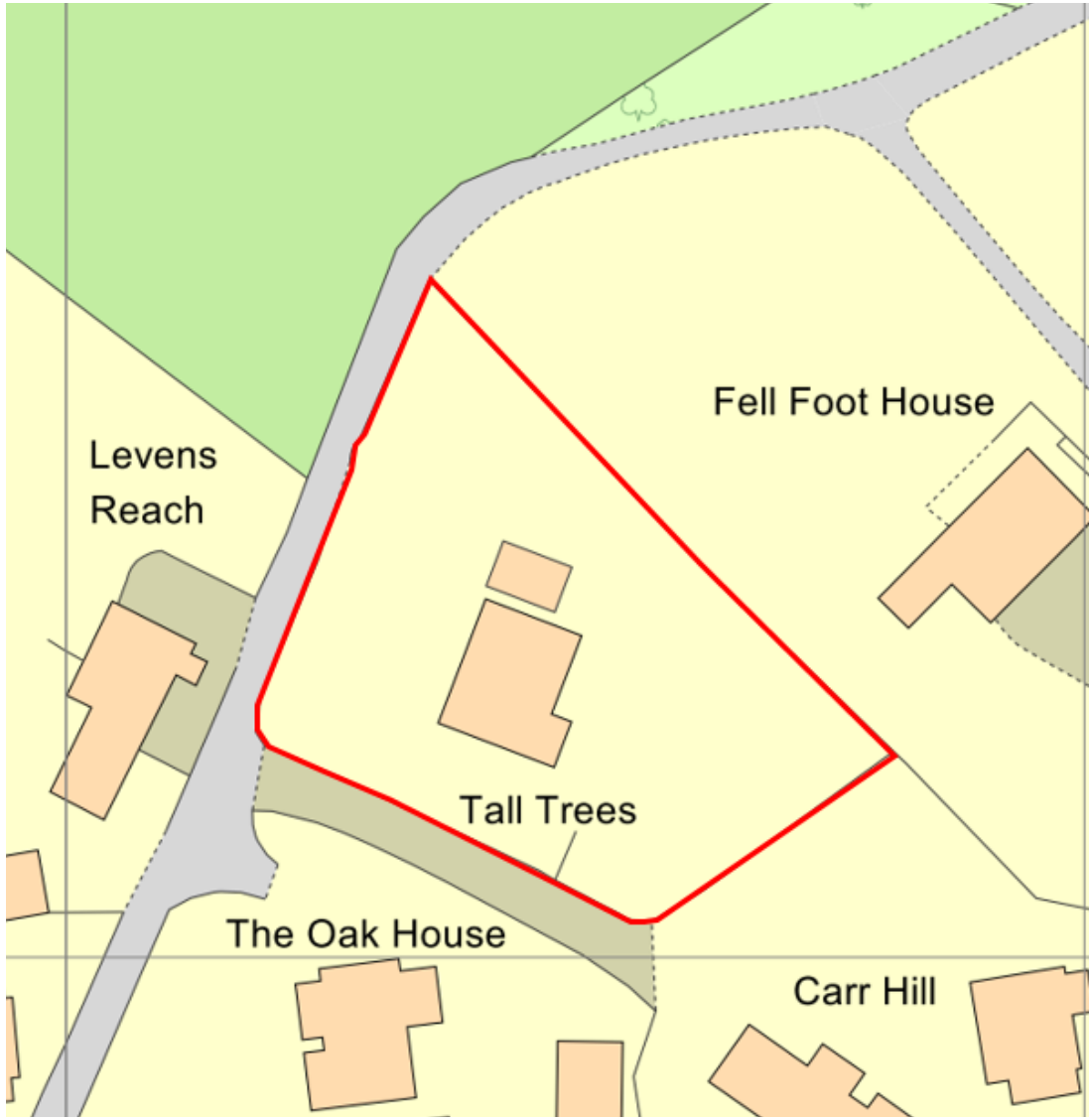
Services:
Mains electric, water and private drainage. Oil fired heating to radiators.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices

Viewings:
Strictly by appointment with Hackney & Leigh.

What3Words:
///segmented.rescue.internal

Directions:
Leaving our Windermere office take New Road until it becomes the A592 and follow it almost to the southern end of the Lake being parallel to your right through Bowness village and carry on until you reach Fell Foot Park on your right.
After the exit of the park which is further down at the entrance, take the first left onto that lane into Staveley in Cartmel and then the first left again. Tall Trees is the white house on the right with large timber gates.



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 28-04-2026.



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Viewings

Strictly by appointment with Hackney & Leigh.

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