



WATERHOUSE  
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Local, Professional Property Services

# Cobblers Cove - Storth





## Features

- Spacious, detached home
- Immaculately presented throughout
- 4 double bedrooms
- 4 bath/ shower rooms
- Single floor living offered
- Two garages and parking for several vehicles
- Well tended, wrap around gardens
- Peaceful location close to local amenities

Located in a sought after peaceful setting with wrap around gardens, countryside views, two garages and parking for several vehicles - what's not to love about this fabulous home?! 'Cobblers Cove' has it all and will appeal to a wide range of purchasers. The ground floor boasts a wonderful bright living room with direct access to the external terrace, a sleek and modern kitchen, a versatile garden room/ dining room, two double bedrooms, two shower rooms, a spacious utility room and the double garage.

The first floor offers two double bedrooms, both with en-suites with one of the bedrooms boasting an additional, large eaves space that could be converted, with the relevant permissions, into further living accommodation. Storth Village is set within an Area of Outstanding Natural Beauty and boasts a Post Office combined with a community shop and is located within close proximity to Arnside and also Milnthorpe which offers a range of restaurants, takeaways, a supermarket, petrol station and

Dallam secondary school. The village itself has Storth Primary School (rated GOOD by Ofsted) and there are good transport links from Arnside with regular bus services, a train station and the M6 motorway is only a 15 minute drive away. The village has a vibrant community with several local groups and societies taking place at both the Village Hall and Heron Hall including play groups and an amateur dramatics society and an impressive open playing field to enjoy.



## GROUND FLOOR

**Entrance hallway**  
A generous and welcoming space packed with fitted storage space, perfect for keeping the home clutter free.

**Living room**  
A fantastic spacious room full of natural light and boasting dual aspect views out to the gardens. This is the perfect place to sit and relax with family and friends. Sliding doors offer effortless access to the terrace outside for evening drinks or sitting to enjoy a good book in the sun. The feature gas fireplace adds a cosy touch to the generous room ideal for the colder winter nights.

**Kitchen**  
Full of all the modern conveniences, this bespoke Atlantis kitchen boasts an abundance of cream gloss base and wall units with sleek, curved end cabinets and impressive quartz work surfaces. Integrated appliances include an oven, grill, 5 ring-gas hob with cooker hood above, microwave, dishwasher, wine fridge and bin with space to house an American style fridge freezer. The quartz work surfaces curve out at the end of the room to create a thoughtful breakfast bar for informal meals and sociable cooking. Natural light floods through the large picture window with views out to the front of the home.

**Garden room/ dining room**  
Easily accessed from the kitchen, this is a versatile room bursting with natural light with space to accommodate a dining table to seat 8 comfortably. There is effortless access out on to the terrace, perfect for al fresco dining and larger gatherings and panoramic views over the gardens.

**Bedroom 3**  
A generous, ground floor, double bedroom with a large picture window framing the garden and benefitting from fitted wardrobes and storage.





#### Bedroom 4

A bright double bedroom with views of the garden through the large window.

#### Shower room

A modern shower room consisting of a large, walk-in, mains fed shower cubicle, W.C and hand basin within a vanity unit for storage. Oversized textured tiles adorn the walls with a tall, heated towel rail.

#### Utility room

Boasting easy access out to the rear garden, this generous utility room offers space for a washing machine, dryer and fridge freezer. There is storage in the form of base and wall units with a handy sink and a low maintenance tiled floor.

#### Shower room 2

Located off the utility room and consisting of a large, main fed shower cubicle with a W.C and hand basin. The wall and floor are fully tiled.

### FIRST FLOOR

#### Bedroom 1

A large double bedroom with a picture window offering elevated views over the gardens and to countryside beyond. As you walk in there is an area that could be used as a dressing area with space for a dressing table which opens up to the main bedroom. A large eaves storage space is present, perfect for easily storing a wide range of contents with effortless access.

#### En-suite bathroom

A luxurious bathroom en-suite consisting of a bath with an overhead, mains fed shower, a concealed cistern W.C and a hand basin within a vanity unit providing a wonderful amount of storage space. The walls are tiled with oversized gloss tiles with a tall heated rowel rail.

#### Bedroom 2

A generous double bedroom with an abundance of fitted wardrobes and storage available. The front facing picture windows offers views out to countryside beyond. There is a large, additional eaves area with good head height, this could be converted into further living accommodation if required, with relevant permissions.

#### En-suite shower room

A large shower cubicle with a mains fed shower, W.C and hand basin within a vanity unit. The walls and floor are neutrally tiled with a heated towel rail.

#### Integrated double garage

A spacious double garage with an electric up and over front door, internal access into the hallway and also access into the utility room. Fitted storage can be found to the rear along with a handy sink.

#### Single garage

With an up and over front door and a window to the rear allowing natural light in. This detached, single garage is ideal for the storage of tools and garden furniture.

#### Externally

A lane leads up to the front of the home opening out to the driveway framed by stone walling. The single garage stands to the left and to the right, decorative gates lead invitingly into the lawned garden surrounded by mature hedging and stone walls. Mature trees are interspersed with flower beds packed full of variety and colour creating a real haven for wildlife. A raised terrace can be found outside the living room and garden room/ dining room providing a lovely private space for relaxing or dining al fresco. A path leads around to the rear garden boasting a greenhouse and a raised herb bed with a main lawn to soften the space.

#### Useful Information

Tenure - Freehold.

Council tax band - F (Westmorland and Furness Council).

Heating - Gas central heating.

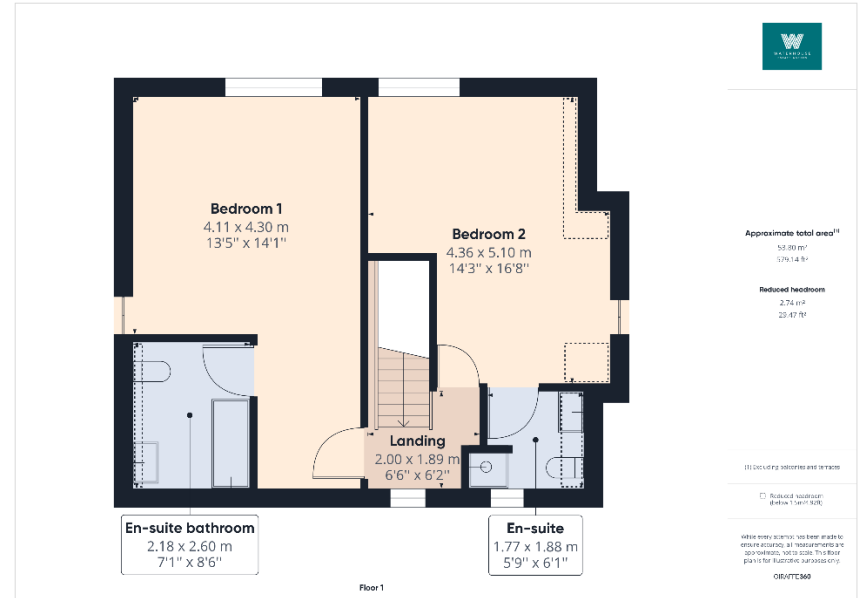
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