



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Old Myse - Storth





Features

- Four double bedrooms, one with an en-suite
- A double garage and driveway
- A quiet and peaceful location surrounded by countryside
- Spacious accommodation throughout
- Offering a beautiful hand made kitchen with central island
- South facing rear garden

A wonderful four bedroom, detached home located in a peaceful setting and offering views overlooking surrounding countryside and Lakeland Fells in the distance. The internal accommodation is impressively spacious with all rooms exuding natural light and offering an abundance of storage space throughout. The gardens are private and low maintenance with the rear garden enjoying a southerly aspect for all day sun, packed full of mature plants and flowers with space to enjoy the quiet location and the front driveway offers space to comfortably park three vehicles. A quick two minute walk from the

home and you are at the open playing fields with various other walks to hand locally. The home boasts a cosy living room with access to the rear garden, a fantastic, hand made kitchen with central island, a dining room, office, ground floor cloakroom and the double garage. The first floor boasts four double bedrooms, the master with a four piece en-suite and the family bathroom. Storth village is set within an Area of Outstanding Natural Beauty and boasts a Post Office combined with a community shop and is conveniently 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 spacious hallway offering a lovely welcome into the home. There is ample space to remove boots, shoes and coats with a deep under stairs cupboard for storage. The solid Ash flooring flows throughout the space and adds to the sense of comfort and warmth.

Living room

Full of natural light, this wonderful living room offers a feature gas fireplace surrounded by a wooden mantle with a polished sandstone hearth to add a cosy and relaxing touch on colder evenings. Triple aspect views are afforded out to the gardens and sliding doors to one end open up to offer direct access into the rear garden.

Kitchen

This is a room with a definite wow factor! This beautiful high end, hand-made kitchen boasts an abundance of white wooden base and wall units with contrasting natural wooden handles and wonderful granite work surfaces. A central island with an oak top provides additional work surface space and storage below along with a built-in breakfast bar to seat two comfortably. Integrated appliances include an oven, a steam oven, a dishwasher, an induction hob with an extractor hood above and there is space for a tall fridge freezer. Underfloor heating lies beneath the oversized tiled floor.

Dining room

A generous dining room that is filled with natural light and offers direct access out through the French doors and into the rear garden. Able to easily accommodate a table to seat six, this is a sociable room and the double, glazed doors can be opened up to the kitchen creating a wonderful space for entertaining. The floor is a continuation of the beautiful solid Ash floor to tie in with the hallway.





Office

Open to the kitchen this room is currently used as an office and boasts front facing views but it could also be blocked off from the kitchen and a door added from the hallway to create a separate room if required.

Cloakroom

Consisting of a W.C and hand basin in this ground floor cloakroom with tiled splashbacks and a deep shelf/ window sill is ideal for storing and displaying toiletries.

Vestibule

A separate entrance into the home and perfect for muddy boots and paws with space to hang and store coats and shoes. The tiled floor is easy to clean and there is access through from the front to the rear garden. This room is a seamless link from the main living accommodation to the garage.

Garage

A double garage with an electric up and over front door and a window to allow natural light in. Equipped with light, power and water with a utility area at the rear boasting the plumbing and space for a washing machine and dryer.

FIRST FLOOR

Bedroom 1

A wonderful dual aspect double bedroom with a deep box bay window and sill framing views out across nearby fields to Lakeland Fells in the distance. A deep double wardrobe provides an abundance of hanging and shelf space.

En-suite

A four piece en-suite consisting of a recently installed quadrant, mains fed shower with both a rainfall head and a handheld shower head, a W.C, bidet and a hand basin. Natural light floods through the window with fully tiled walls and floor and underfloor heating present.

Bedroom 2

A bright and spacious double bedroom boasting dual aspect views and benefitting from three built-in cupboards for storage.

Bedroom 3

A good sized double bedroom with dual aspect views out to the side and rear.

Bedroom 4

A double bedroom offering dual aspect views out to surrounding countryside.

Bathroom

A family bathroom consisting of a bath, W.C and a hand basin. The walls are fully tiled and there is a tall, heated towel rail. The window allows natural light to flood in illuminating the room.

Externally

The home is framed by a tidy, low maintenance garden with traditional stone walls surrounding and a block paved driveway that is able to comfortably accommodate three vehicles. A gravelled section to one side offers the perfect space for pots and containers to add colour and interest. The south facing rear garden is accessed via the vestibule, living room and dining room and provides a wonderful, private haven to enjoy. Traditional stone walls adorned with climbers and creepers secure the garden with a central lawn and raised beds to the edges - there is space to really make it your own without requiring hours of maintenance. There is room to sit outside in the warmer months on the patio to dine al fresco or simply to enjoy a glass of wine surrounded by the peace and quiet and all day sunshine.

Useful Information

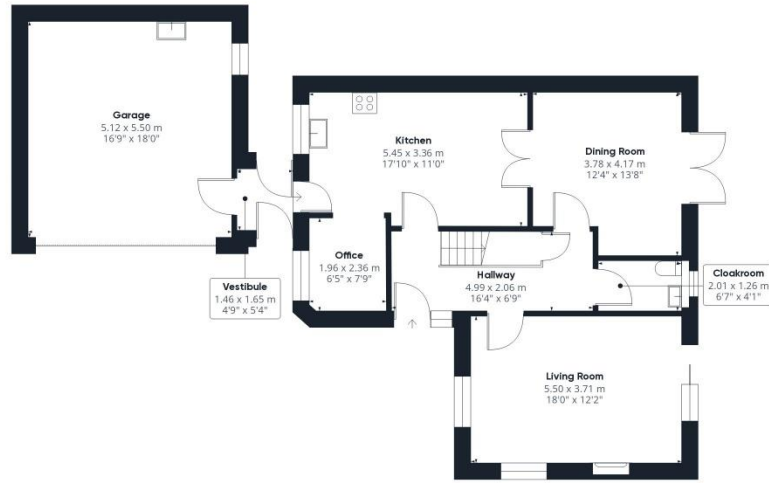
House built - 1998. Tenure - Freehold. Council tax band - F (Westmorland and Furness Council). Heating - Gas central heating (boiler installed 2019). Water - metered. Drainage - Mains. Internet - B4RN (Hyperfast broadband). Alarm system and fusebox installed approx. 2019. New radiators installed downstairs.



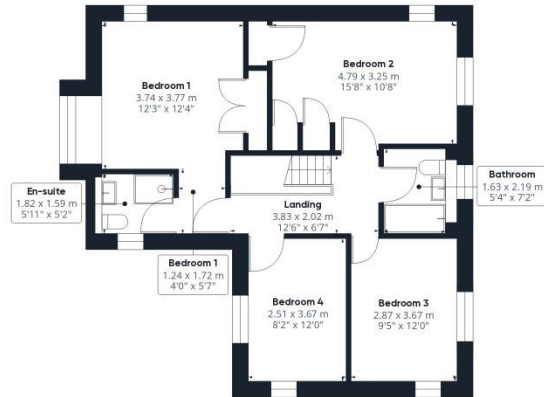
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Ground Floor



Floor 1



Approximate total area¹⁾
 171.48 m²
 1845.77 ft²

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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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