



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Moirlea - Storth





Features

- Superb detached home set on a spacious plot
- A large driveway and double garage with workshop area
- Four / five double bedrooms
- Two bathrooms with a ground floor cloakroom
- Elevated views towards Whitbarrow Scar
- Set back in a private location yet still close to local amenities

A superb and versatile five bedroom family home, set back on a private and generous plot to include a double garage, large driveway and is offered with no onward chain. The internal accommodation is laid out on split levels and includes an elevated living room with far reaching views, an open plan kitchen and diner, a good sized utility room with a shower room, great for coming in from work or a day gardening and cleaning off without muddying the main home. There are a five double bedrooms, however these

could also be used as a snug or home office and a four piece family bathroom. The current vendor has lived here for over 40 years and now there is a wonderful opportunity for you to make this your own for another 40 years! 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 spacious entrance hallway, filled with natural light with ample space to take off and store boots and shoes.

Bedroom 4

A ground floor double bedroom benefitting from dual aspect views out to the front and side gardens with fitted, floor to ceiling wardrobes and storage.

Bedroom 2/ office

A bright double bedroom, currently used as an office, with dual aspect views and floor to ceiling fitted wardrobe and storage space.

Bedroom 3

A generous double bedroom with private rear garden views through the large picture window.

Cloakroom

A must have for all busy homes! This ground floor cloakroom consists of a W.C and hand basin with fully tiled walls and floor. A deep, built-in, floor to ceiling storage cupboard with fitted shelving offers space to store all your toiletries and towels.

FIRST FLOOR

Kitchen/ diner





An open plan space full of natural light and enjoying dual aspect views to the gardens. The kitchen offers wooden base and wall units with an integrated oven and grill above, space for a dishwasher and an integrated electric hob. A peninsular zones the room and provides further storage and work surface space. The large picture window affords front facing views out over the front garden and allows natural light to stream through. The dining area is spacious enough to accommodate a dining table to seat 8 and french doors lead directly out to the rear garden, perfect for dining out al fresco in the warmer months.

Bedroom 5/ snug

Located just off the kitchen/ diner this additional room would make an ideal double bedroom if required or a teenager snug and boasts french doors leading to the rear garden.

Utility room

A step leads down from the kitchen/ diner to this fantastic spacious utility room offering room for a washing machine, dryer and chest freezer. There is a butlers sink and a built-in cupboard with fitted shelving providing ample space to store cleaning products.

Shower room

Situated just off the utility room this shower room is ideal for cleaning off after a hard day in the garden or after a long day at work before entering the main living accommodation. Consisting of a mains-fed shower with aqua boarding splashbacks, a W.C and a hand basin.

SECOND FLOOR

Living room

Standing in an elevated position to take full advantage of the lovely view out to Whitbarrow Scar across the bay, this spacious living room offers front and rear facing views and enjoys a vaulted ceiling with wooden beams to add to the sense of space. The log burning stove on a granite hearth provides a cosy and homely touch in the colder months.

Bedroom 1

A light, bright and generous double bedroom offering dual aspect views out to the gardens.

Bathroom

A four piece bathroom suite with a bath and wooden panel, a shower cubicle with a mains-fed shower, W.C and a hand basin. A corner window allows natural light to flow in and brighten the room.

Landing

A spacious landing looking down to the kitchen/ diner and with glazed doors opening up into the living room to make the most of the natural light. There is space here to have display cabinet or a desk.

Double garage

A fabulous double garage with additional workshop space to one end able to easily accommodate two vehicles comfortably. Two sets of wooden doors allow access alongside another pedestrian door. A side window allows natural light to enter and there is power and light present.

Externally

The property is located in a peaceful location with the front of the property boasting the low maintenance driveway is bordered by traditional stone walling and provides space to easily accommodate five vehicles and leads on to the double garage with workshop. There are surprising and lovely views to Whitbarrow Scar from here. Steps lead up to an elevated patio directly outside the utility room that is surrounded by mature hedges and trees and backs on to peaceful woodland. A pathway leads around the side of the property near the double garage to reveal the large rear garden laid mainly as gravelled spaces with an elevated lawned glade to the side. The garden is gently tiered with a summerhouse at the top and various differing areas to sit and take advantage of the garden. A patio can be found directly outside the dining area and snug offering a lovely space to dine al fresco or for BBQ's with family and friends.

Useful Information

House built - early 1980's.
Heating - Oil central heating.

Tenure - Freehold.
Drainage - Mains.

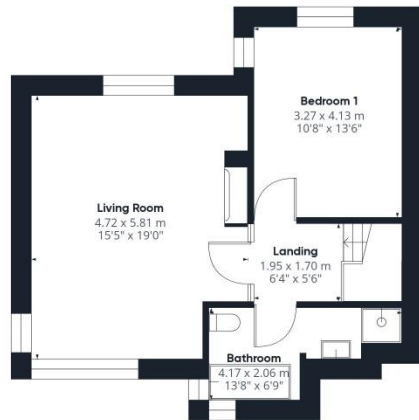
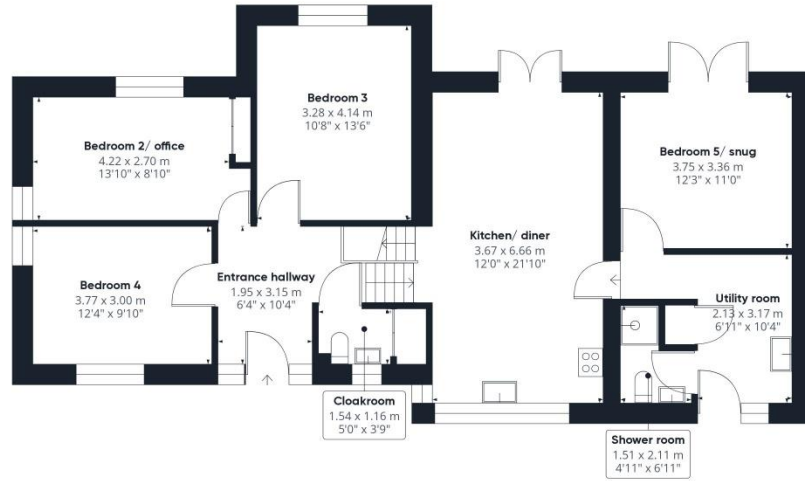
Council tax band - G (Westmorland and Furness Council).
What3Words location - ///flaked.royal.vibrating.



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Approximate total area¹⁾

149.94 m²
1613.94 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

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