



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Springer House - Storth





Features

- Four bedrooms
- A spacious family home
- Detached, stone-built property
- Driveway and outbuilding
- Versatile living accommodation
- Offered with no onward chain
- Located in the central village

A substantial four bedroom, detached stone-built property located in the heart of Storth and offered with no onward chain. Boasting spacious and versatile accommodation as well as charming original features throughout, this property is certain to appeal to wide range of purchasers. The ground floor space is light and bright with large windows throughout framing views of the gardens. The kitchen/ diner is an open and social space, ideal for spending time with family and for entertaining. The snug would make a great office area for those

working from home and the living room provides a relaxing and cosy atmosphere to enjoy. The first floor offers the four good sized bedrooms and the large, four-piece family bathroom all with elevated views of the surrounding area. Low maintenance gardens frame the property and the driveway to the side is able to accommodate two vehicles for off road parking with a generous stone-built outhouse to the end for additional storage or bikes or tools. 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. 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

1.12m x 1.56m (3'8" x 5'1")

Stepping foot through the front door you have access to the snug on the right and also to the kitchen/ diner on the left with the staircase to the first floor immediately in front.

Living Room

4.02m x 4.8m (13'2" x 15'8")

A generous and characterful living room boasting four separate windows allowing an abundance of natural light in, including a feature stained glass window. The electric fireplace with slate surround adds a cosy touch to the room, ideal for the colder nights.

Snug

3.69m x 4.05m (12'1" x 13'3")

This is a versatile space that could be used a variety of different ways to suit. It would make a great office, snug or formal dining room. Accessed from the hallway and with access through to the living room there are dual aspect views out to the surrounding area and a deep under the stairs cupboard for storage.





Kitchen/ diner 3.61m x 5.72m (11'10" x 18'9")

A delightful open plan space with zoned areas for cooking and dining/ relaxing. The kitchen can be accessed from the hallway and also from the driveway via the feature external stable door which is extremely handy being able to park on the driveway and bring shopping straight in. Cream farmhouse style base and wall units with wood effect work surfaces and integrated appliances to include an electric hob with extractor above and a waist height oven and grill. There is space to accommodate a dishwasher, washing machine, dryer and fridge freezer. The dining area offers space to accommodate a table to seat 6/8 and there is also room for a sofa - ideal for social cooking and entertaining.

FIRST FLOOR

Bedroom 1 3.17m x 4.06m (10'4" x 13'3")

A bright double bedroom boasting dual aspect views out to the front and side of the property. There is a wall of fitted wardrobes providing a wealth of storage space.

Bedroom 2 2.66m x 3.64m (8'8" x 11'11")

A double bedroom with side facing views through the large picture window. There is a modest additional room in the corner perfect for storage with a window allowing natural light through.

Bedroom 3 2.14m x 3.97m (7'0" x 13'0")

A double bedroom with dual aspect views via the feature corner window set up with deep sills.

Bedroom 4 2.21m x 2.9m (7'3" x 9'6")

A bedroom with front facing views through the large picture window.

Bathroom 2.62m x 2.92m (8'7" x 9'6")

Externally

Traditional stone walling encompasses the property and a gate leads into the front garden and up to the front door sheltered by an original porch area. The gardens are low maintenance and are mainly gravelled with mature rockeries and a feature pond to add interest. The driveway can be found to the other side of the home and is able to accommodate two vehicles. There is a substantial stone-built outhouse with slate roof providing the perfect for storage or garden tools and bikes, etc.

Useful Information

Date built - 1900's.

Tenure - Freehold.

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

Heating - Oil central heating.

Drainage - Mains.

House re-pointed and externally re-painted in 2023.

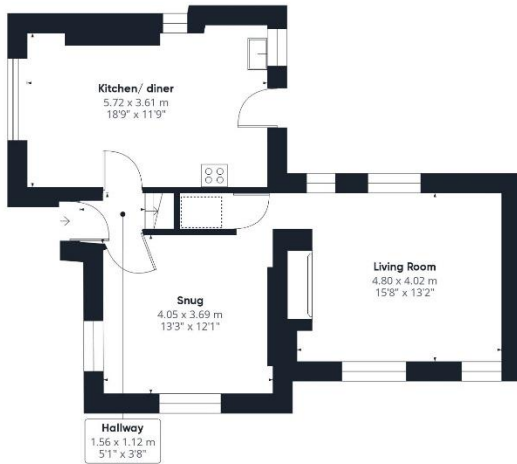
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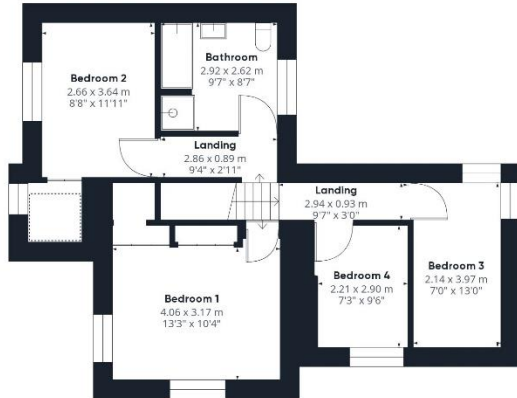
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

120.81 m²
1300.41 ft²

Reduced headroom

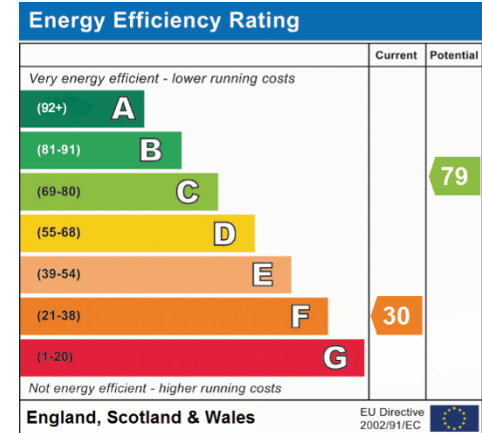
2.41 m²
25.93 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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