



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

35 Burntbarrow - Storth





Features

- True bungalow with three bedrooms
- Ample parking for several vehicles & a garage
- Offered with no onward chain
- Located in a peaceful residential location
- Corner plot
- A spacious undercroft
- Wonderful views to the Lakeland Fells in the distance
- Sun room, perfect for sitting in

Discover the peace and tranquillity on Burntbarrow in Storth with this delightful three bedroom true bungalow, nestled in a welcoming community. The property offers a harmonious blend of comfort and convenience and is offered with no onward chain above. Step inside to find a spacious and bright living room that leads through to the well equipped kitchen. The three well-proportioned bedrooms offer differing views out to the surrounding area with ample space for relaxation and rest. The modern four piece bathroom adds to the home's practicality along with a separate WC and an additional sun room,

perfect for sitting and relaxing to admire the elevated views. Outside, the property boasts impressive parking with space for six vehicles and a garage, making it perfect for multi-vehicle households or for those needing extra storage. Additionally there is an undercroft to utilise, a huge bonus and ensuring that there is room to store everything! 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.



Living room

A wonderfully bright and spacious living room boasting a large picture window framing views out to the front of the home. The modern feature electric fireplace adds a cosy touch, perfect for the colder nights relaxing with family and friends.

Kitchen

A good range of beautiful oak base and wall units complemented with darker work surfaces and a lovely tiled floor to create a homely farmhouse feel. Appliances include a large Rangemaster with extractor hood above and there is space for a dishwasher and tall fridge freezer. Also offering a tall, wall mounted heated towel rail and a double cupboard housing the boiler and with further space for storage. Wonderful views of the Lakeland Fells and garden.

Sun room

A fantastic addition to the home, full of natural light, with an exposed wooden floor and space to sit to enjoy the surrounding area. Access via metal stairs directly out to the gardens.

Bedroom 1

A front facing double bedroom with a large picture window allowing natural light to flood in.





Bedroom 2

A double bedroom boasting elevated views out to Lakeland Fells in the distance.

Bedroom 3

A rear facing bedroom, access from the living room and benefitting from elevated views.

Bathroom

A modern and fresh four piece bathroom suite consisting of a bath, a mains fed shower cubicle, WC and hand basin. The walls are mostly tiled with a heated wall mounted towel rail.

WC

A separate WC consisting of a WC and a hand basin with a frosted window allowing natural light to illuminate the room.



Externally

Occupying a corner plot, the gardens wrap around and frame the home. The front garden boasts a driveway able to accommodate two vehicles and leads down to the garage. A formal lawn lies in front with thoughtfully planted mature bushes and plants to soften the space and then follows the property around to the side and rear where additional parking can be found on a sizable gravelled area. There is access from here into the large undercroft area complete with lighting. An abundance of plants, bushes and rockery areas lie close by to create colour all year around.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

New roof and guttering in 2023.

New garage roof, soffit and fascias in 2024.

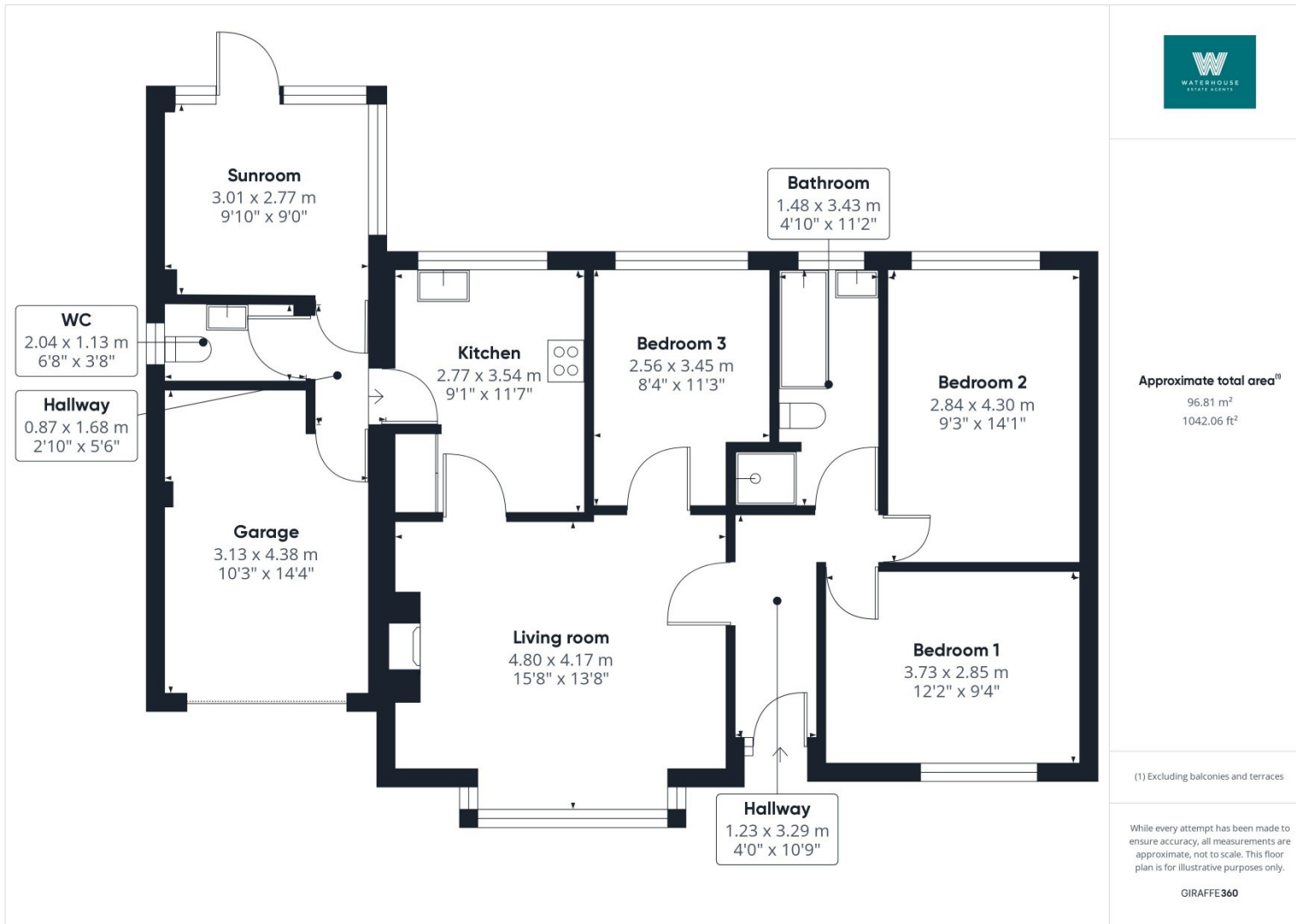
What3Words location - [///enjoys.clubs.remote](https://www.what3words.com/enjoys.clubs.remote).



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



35 Burntbarrow - Storth



Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.