



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Rowanlea - Storth





Features

- A beautiful detached home offering 4 bedrooms and 4 bathrooms
- A generous driveway able to accommodate several vehicles
- Located in a peaceful location
- Opportunity for single floor living if required
- Well tended wrap around gardens
- Opportunity to add your own stamp
- Solar panels installed

This impressive and unique detached home in the charming village of Storth offers four bedrooms and four bathrooms, making it an ideal choice for a variety of buyers. Upon entering, you are welcomed by a bright and spacious entrance hall leading to a fabulous open-plan kitchen and dining area, seamlessly connected to the living room and both featuring a spectacular mezzanine and soaring vaulted ceiling. On the ground floor, you'll also find a double bedroom with a convenient wet room, as well as an additional bedroom that could serve as an excellent office or hobby room. Adjacent to these is a shower room and utility room that can be conveniently accessed externally as well. On the first floor there is a bright double bedroom with en-suite shower room and an additional bedroom that benefits with views over

looking the rear garden. Accessed via an splendid landing boasting a striking mezzanine that overlooks the dining room you'll find a bathroom and further versatile room that could make an impressive office, hobby room or snug that also has an impressive mezzanine looking across to the barn window feature and over the living room. Externally you'll find a spacious driveway capable of accommodating up to eight vehicles, framed by mature trees and shrubs to one side and a patio to the front of the property. A path leads you around to the rear of the property where you'll discover a private patio area ideal for socialising or relaxing while enjoying views of the expansive formal lawn, vibrant flower beds and a natural backdrop of trees that create a haven for wildlife. At the far end of the lawn, a sizable wooden shed

provides ample storage for garden essentials. 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 welcoming and spacious entrance hallway with a tiled flooring leads to all ground floor accommodation, while a wooden staircase ascends to the first floor. Natural light from the glazed entrance illuminates the space. Additionally, a practical cupboard and under-stairs storage space provides the perfect spots for keeping coats, shoes, and bags neatly organised.

Kitchen/ dining room

Wooden-style base and wall units offer an abundance of storage space, complemented by light-coloured work surfaces. There is a integrated extractor fan and room for a freestanding cooker and dishwasher. Flowing seamlessly from the kitchen, the dining area boasts an impressive vaulted ceiling and a charming mezzanine balcony. This spacious area easily accommodates a dining table, making it an ideal space for socialising while preparing meals and enjoying the picturesque views of the beautiful garden. Large patio doors flood the room with natural light and provide effortless access out to the patio, seamlessly integrating the garden into the home.

Living room

Entering from the dining room, this charming living room features a vaulted ceiling and a captivating mezzanine balcony, complemented by a central gas fireplace. Abundant natural light floods the room through the distinctive barn-style windows and glass doors that open onto both the front and rear patios. This inviting space is perfect for all your family and friends to gather and relax.

Utility room

Conveniently accessible from both the hallway and driveway, this is a fabulous room offering ample space for a washing machine and tumble dryer. It features a practical tiled floor, base units for storage, and a sink area with a view to the side of the property.

Bedroom 1

This charming double bedroom features a patio door that opens directly onto the patio and beautiful garden beyond. The room also includes built-in storage for added convenience.



En-suite

A modern wet room with fully tiled walls and flooring with a mains fed shower, wall mounted hand basin and a W.C.

Bedroom 2

This bright and versatile room is ideal as a home office, hobby room, or as an additional bedroom. It can be accessed from the hallway or through a separate entrance via patio doors located at the front of the property.

Shower room

Just off the entrance hallway, this convenient shower room features a walk-in, mains-fed shower, a WC, and a hand basin. The tiled floor adds a practical touch, while natural light streams in through the window above.

FIRST FLOOR

Bedroom 3

A charming and bright double bedroom featuring convenient access to under-eaves storage.

En-suite

This en-suite features a walk-in, mains-fed shower, a WC, and a hand basin, complemented by a heated towel rail. The space is finished with tiled flooring and splashbacks and is brightly illuminated by natural light from a large window.

Bedroom 4

A double bedroom with dual aspect views out to the beautiful gardens to the rear and side of the property.

Office

This versatile space is perfect for use as an office, snug or craft room. The mezzanine balcony provides a stunning view over the living room below and with barn-style windows. Abundant natural light floods the room through dual aspect windows that overlook the driveway and the garden at the rear, creating a bright and inviting atmosphere.

Bathroom

Consisting of a bath, W.C and a hand basin with tiled splashback around the bath. A large window allows natural light to filter through.

Landing

The impressive landing boasts a striking mezzanine that overlooks the dining room, with light streaming through the double skylights above. Accessed by a wooden staircase, the landing connects to all first-floor rooms. Two built-in storage areas add convenience, while the abundance of natural light creates an airy and welcoming atmosphere.

Externally

As you approach the property, you'll find a spacious driveway capable of accommodating up to eight vehicles, framed by mature trees and shrubs to one side and a patio to the front of the property. Stone flagstones lead you around to the rear of the property, where you'll discover a private patio area ideal for socialising or relaxing while enjoying views of the expansive formal lawn, vibrant flower beds, and a natural backdrop of trees that create a haven for wildlife. At the far end of the lawn, a sizable wooden shed provides ample storage for garden essentials. There are solar panel and photo voltaic panels located on the roof of the property.



Useful Information

Tenure - Freehold.

House built - 2005

Council tax band - Band E

Heating - Gas Boiler. Solar panel producing hot water/ under floor heating on ground floor and photo voltaic panels

Water - Metered.

Drainage - Mains.

B4RN internet installed and ready to connect.

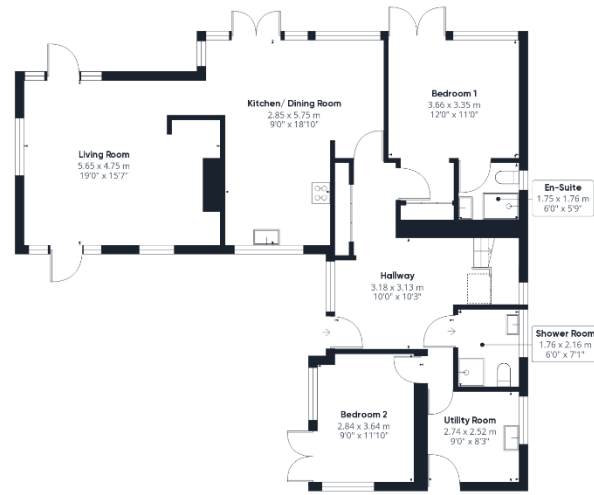
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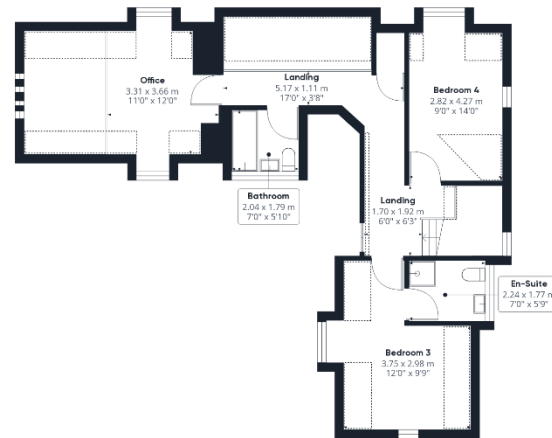
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

170.07 m²
1830.62 ft²

Reduced headroom

11.6 m²
124.86 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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