



The Annex
Storth

£90,000



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Local, Professional Property Services

The Annex

Storth

A unique and versatile stone-built property nestled in the picturesque village of Storth. This charming property offers a cosy retreat, perfect for those seeking a peaceful getaway, for use as an Air BnB, or as a rental property or to use as a convenient lock-up-and-leave. Upon entering, you are welcomed by a beautifully appointed kitchen, featuring cream shaker-style base units and wooden work surfaces with views out to the recreational fields beyond. The kitchen's vaulted ceiling adds a sense of spaciousness and coupled with natural light, creates a bright and inviting atmosphere with original wooden beams giving a nod to the property's rich history while adding character and charm. The property also boasts a modern, three piece shower room and a versatile living room/ bedroom with a log burning stove and a deep built-in cupboard for storage. With parking for one vehicle, this property offers convenience and ease, whether you're planning to use it as a weekend bolt hole or wishing to rent it out for additional income. Enjoy peaceful views of the surrounding area, including scenic views over the recreational fields beyond. It is an ideal choice for those looking to explore and enjoy the beauty of the area. 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.



Kitchen
 Stepping foot inside the property, you are immediately welcomed by the charming kitchen, which exudes a warm and inviting atmosphere. The kitchen is tastefully fitted with cream, shaker-style base units that provide space for storage and are perfectly complemented by rustic wooden work surfaces. There is a convenient area designated for storing coats and shoes as you walk in, ensuring that the space remains clutter-free and organised. Original wooden beams serve as a beautiful reminder of the property's rich history and add to the unique character. The kitchen also offers an ideal spot for additional shelving along one wall, providing further storage options for kitchen essentials or decorative items, enhancing both functionality and aesthetics. A deep-set window with a stone sill allows natural light to illuminate the room. This window not only frames a picturesque view over the front of the property but also extends the gaze out towards the recreational fields beyond. The room itself is light and bright, thanks in part to its vaulted ceiling which enhances the overall airy feel, making it a delightful space to cook.

Living room/ bedroom
 A versatile space able to accommodate a cosy table and chairs and also with space for sleeping. The room boasts a focal log burning stove, elegant oak lintels, and a high ceiling that enhances the sense of openness. Thoughtfully designed with a generous built-in storage cupboard, it also benefits from natural light streaming in through the windows, creating a warm and welcoming atmosphere.

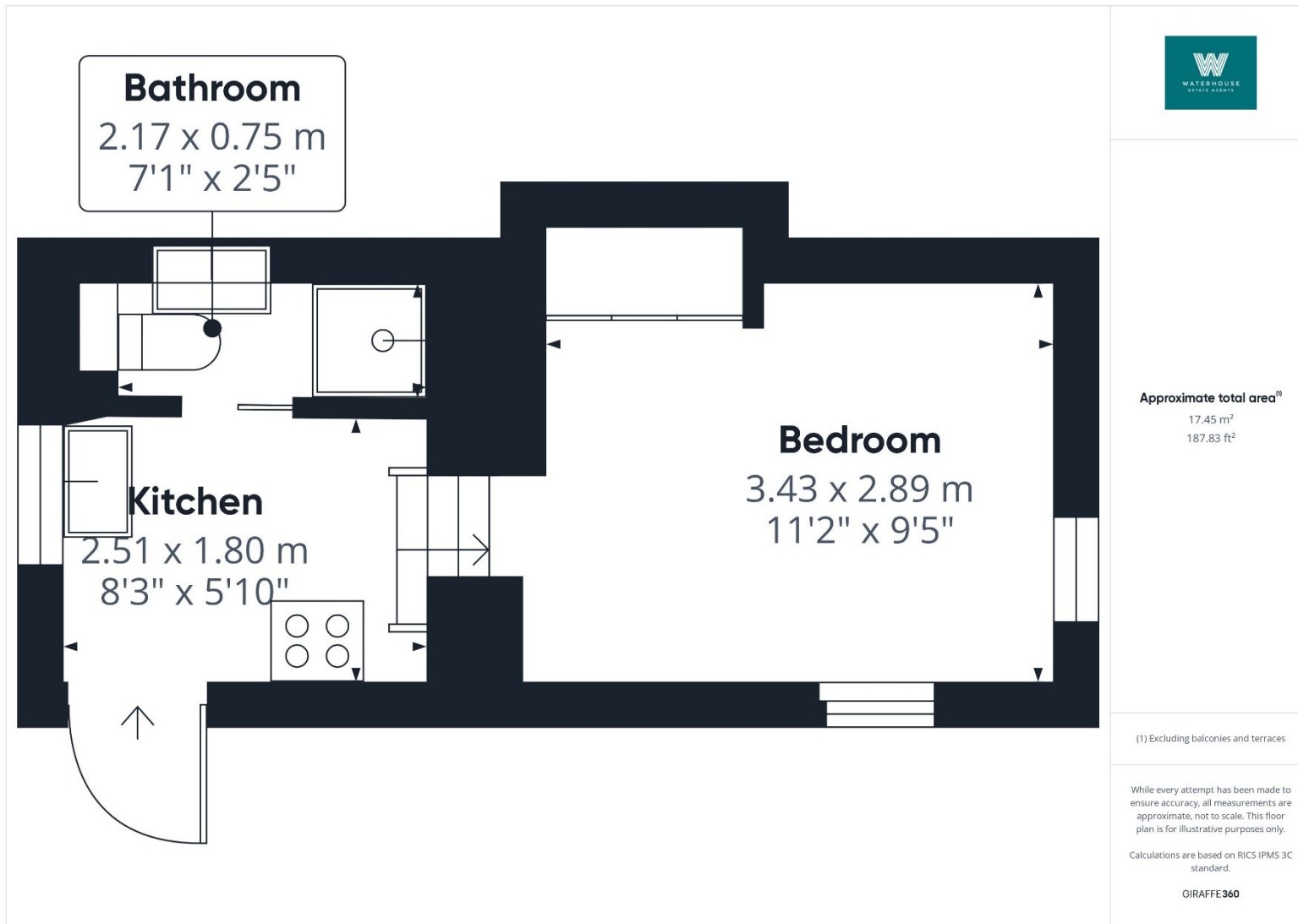
Shower room
 A sleek and modern shower room featuring a walk-in electric shower, complemented by a wall-mounted hand basin with integrated storage. The design includes a concealed cistern WC and a stylish heated towel rail. Modern, white metro wall tiles enhance the space, while a striking oak beam and matching shelving bring warmth and character to the room, doubling as elegant storage solutions.

Externally
 A conveniently located space at the front of the property presents space to park one vehicle and to the side of the front door is a charming seating area offers a cosy spot to sit and relax while enjoying views of the recreational fields and rolling landscape beyond.

Useful Information
 Property built- 1800.
 Tenure - Freehold.
 Council tax band - A.
 Local authority - Westmorland and Furness.
 Drainage - Mains.
 Heating - Electric wall mounted heaters/ log burner (installed Dec 2023).
 What3Words location - ///describes.into.mess.

**** Please note - this property cannot be used as a permanent residence ****





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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.