



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 6 Old Myse - Storth





## Features

- Offered with no onwads chain
- Four double bedrooms, one with an en-suite
- Garage and driveway
- A quiet and peaceful location surrounded by countryside
- A naturally bright home
- Immaculately presented throughout
- Low maintenance surrounding gardens

This fantastic 4 bedroom detached home is located in the peaceful village of Storth, offering a perfect blend of spacious living and thoughtful design. Upon entering, you are welcomed by a grand and airy hallway, where a vaulted ceiling soars above a striking galleried landing, setting the tone for the generous proportions throughout. The ground floor boasts a social open-plan kitchen and dining area, seamlessly connected to a bright garden room, creating the ideal space for both everyday living and entertaining. Adjacent to this is a cosy yet versatile living room, featuring sliding doors that can either integrate the space with the kitchen and dining area or enclose it for a more cosy setting. Both the garden room and living room provide direct access out to the rear garden, enhancing the flow between indoor and outdoor spaces. The ground

floor also offers practicality with a well-appointed utility room, integral garage access, and a convenient cloakroom. The main bedroom on this level features an en-suite, while a second bedroom offers flexibility as a home office, playroom, or hobby room. Upstairs, two additional double bedrooms benefit from excellent under-eaves storage and are served by a stylish central shower room. Outside, the property is surrounded by beautifully maintained, low-maintenance gardens, complete with multiple patio seating areas designed to capture the sun throughout the day—perfect for socialising or simply for relaxing in the tranquil setting. The driveway comfortably accommodates two vehicles, adding to the convenience and appeal of this outstanding home. 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.



## GROUND FLOOR

**Entrance hall** - A spacious hallway with a vaulted ceiling extends over the galleried landing to create a warm and inviting entrance in to the home. This well-designed space provides ample room for removing boots, shoes, and coats, with a built-in cupboard opposite the entrance and additional storage beneath the stairs. The hallway offers access to all ground floor rooms and a staircase leading to the first floor.

**Kitchen/ dining room** - This inviting open-plan kitchen and dining area flows seamlessly into the living room and garden room, creating a perfect setting for entertaining and socialising. The kitchen is designed with cream shaker-style base and wall units, complemented by wood-effect work surfaces and integrated appliances to include a gas hob with extractor, a waist-height oven/grill, a microwave, and a dishwasher. A Franke sink is placed beneath the window, offering a pleasant view over the rear garden, while a serving peninsula with additional storage enhances the space. On the opposite side, there is plenty of room for a formal dining table, making it an ideal space for both cooking and hosting guests.

**Living room** - Flooded with natural light, this charming living room features a gas fireplace framed by a marble surround and hearth, adding a warm and inviting touch for cooler evenings. A sliding patio door offers lovely views of the garden and direct access out to the patio area. Double sliding doors connect the space to the kitchen and dining area, creating a seamless social hub when open or a cosy, private retreat when closed.

**Garden room** - This garden room seamlessly extends from the kitchen and dining area, creating a bright and spacious retreat. With its wood-effect flooring and direct access to the garden, it offers a delightful space to relax and take in the garden views.



Cloakroom - This ground-floor cloakroom, conveniently located off the entrance hall, includes a W/C and hand basin, with half-tiled walls.

Bedroom 1 - A spacious double bedroom featuring a deep, box bay window overlooking the front of the property and complemented by two side windows that flood the room with natural light. A full wall of wardrobes offers extensive hanging and shelving space, perfectly paired with matching bedside tables and drawers.

En-suite - Located off the master bedroom, this spacious ensuite features a large walk-in cubicle with a mains-fed shower, W/C, and sink. The room also includes a mains-fed, heated towel rail and is fully tiled for both practicality and style, with natural light streaming in from the window.

Bedroom 4/ office - A bright and spacious double bedroom with dual aspect views, offering flexibility for various uses. Currently set up as a home office, this room can easily adapt to suit your needs.

Utility room - This practical utility room, accessible from both the kitchen and the garden, offers excellent functionality. A sink overlooking the garden is complemented by natural light streaming through the window. The room houses the boiler and provides ample storage, along with space for a freestanding washing machine, making it an ideal space for household chores and organisation.

Garage - A garage featuring an electric up-and-over door, fully equipped with lighting and power. Additional storage is available above the utility area, maximising functionality.



### FIRST FLOOR

Bedroom 2 - A spacious double bedroom positioned at the front of the property, boasting far-reaching views through the large window. The room is enhanced by convenient eaves storage on both sides.

Bedroom 3 - A bright and generously proportioned double bedroom to the rear of the property, thoughtfully designed with convenient eaves storage on both sides.

Shower room - Conveniently situated between the bedrooms, this shower room features a walk-in electric shower cubicle, a W/C, and a hand basin. Tiled walls and flooring add a practical touch, while natural light pours in through the Velux window.

Landing - A stunning gallery landing enhances the sense of space and elegance, providing access to the first-floor bedrooms and shower room. A Velux window with a solar-powered blind floods the area with natural light, while offering picturesque views of nearby fields and the distant Lakeland Fells. The landing also features a large airing cupboard, perfect for storing bedding and towels.

### Externally

The double driveway, positioned in front of the garage and main entrance, is elegantly framed by a traditional stone wall that enhances the charm of the property. A pathway leads around the front of the house, to a quaint gravelled area adorned with mature shrubs—a perfect spot for vibrant potted plants. This pathway continues, providing convenient access to the rear garden. Here you are welcomed by a spacious patio area, also accessible from the living room, offering an ideal space to dine al fresco or simply to enjoy the peace and quiet in the sunshine. You will find a beautiful feature pond surrounded by mature raised borders beautifully edged with traditional stone walling. These meticulously planted borders extend gracefully around the garden, with thoughtfully placed steps allowing for easy care and maintenance. On the far side of the garden room, an additional patio area offers another peaceful retreat, enhanced by trellis panels perfect for climbing plants to flourish. Beyond this is a neatly positioned garden shed and a designated bin storage area for practicality.

### Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

Internet - Superfast Fibre. B4RN (Hyperfast broadband) ready to be connected.

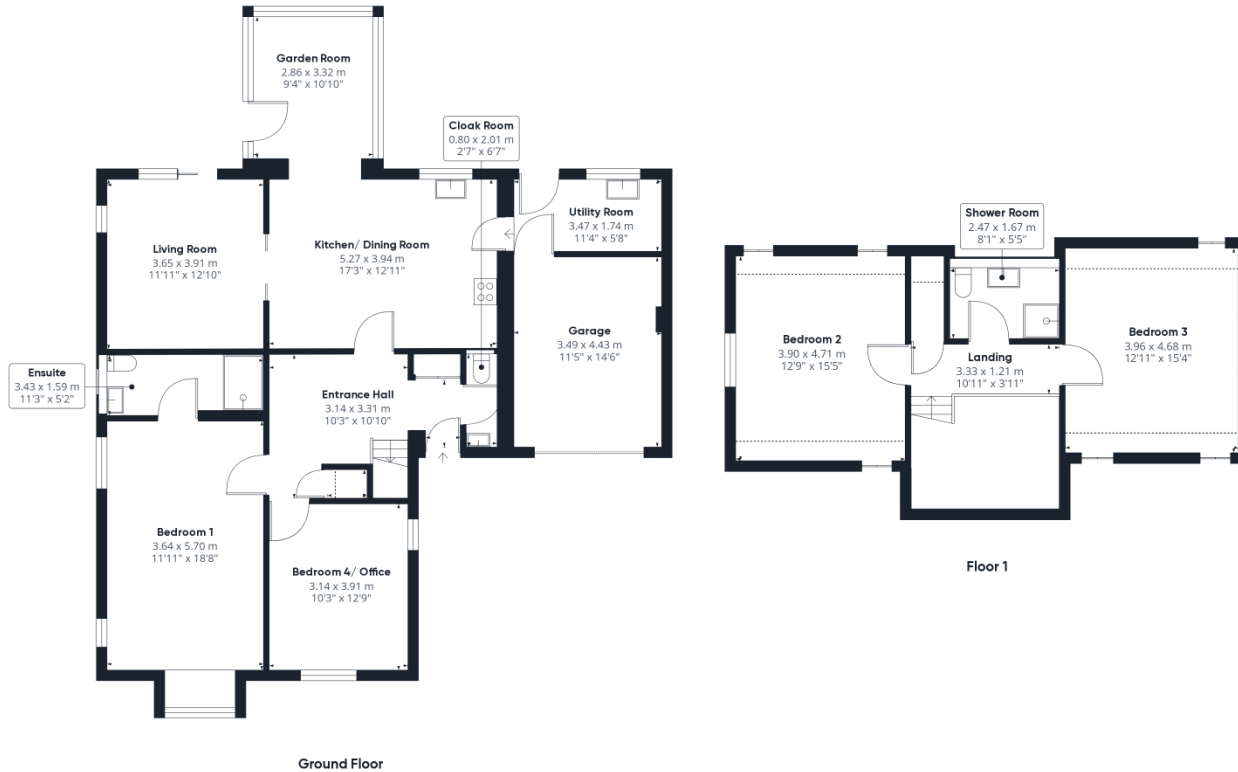
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Approximate total area<sup>(1)</sup>

166.53 m<sup>2</sup>  
1792.48 ft<sup>2</sup>

Reduced headroom

7.12 m<sup>2</sup>  
76.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		73
		81
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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