



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

Silvanda - Storth







## Features

- Three double bedrooms, one on the ground floor
- Two bathrooms, one on each floor
- Driveway and integrated garage
- Beautiful front and rear gardens to enjoy
- Impressive, well maintained and private plot
- Ready to move straight in
- No onward chain

A charming and spacious, three double-bedroom, detached bungalow, nestled within beautifully maintained gardens. Set in a peaceful and sought-after location in the village of Storth. The property offers a perfect blend of comfort, practicality, and potential for customisation with a private driveway and an integrated garage. Upon entering, you are greeted by the bright and welcoming entrance porch, offering a lovely introduction to the home. The generous living room is a true highlight, bathed in natural light from its impressive triple-aspect windows, which showcase delightful garden views. This inviting space is perfect for family gatherings or quiet evenings in. The well-equipped kitchen, thoughtfully designed with ample worktop and storage space, offers everything you need for everyday

cooking and for entertaining guests with room for a dining table. Close to the kitchen is a practical utility room, ideal for laundry and additional storage needs. The stylish ground-floor bathroom completes this floor. Upstairs, two well-proportioned double bedrooms await, both filled with natural light and offering peaceful views over the surrounding gardens. A central bathroom serves this floor, providing comfort and convenience for family living or visiting guests. The property is surrounded by well-maintained gardens, offering a peaceful haven with ample space for outdoor enjoyment. Whether relaxing on the lawn, tending to vibrant flower beds, or enjoying alfresco dining, there's something for everyone to enjoy. This attractive property is offered with no onward chain.

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.





#### Entrance porch

A bright and welcoming porch, featuring exposed stonework, with room to remove shoes and coats before entering the main living accommodation.

#### Hallway

A spacious and airy hallway offering access to all ground floor rooms and the staircase leading to the first floor. Abundant natural light streams in through the glazed double doors connecting it to the porch, creating a bright and welcoming atmosphere.

#### Living room

Extending the full depth of the home, this exceptional living room boasts triple aspect views of the surrounding gardens, filling the space with natural light. The cosy fireplace, with tiled surround, serves as a charming focal point. Due to its size, the room could be zoned to create two different areas, one with front facing views and the other looking out the rear garden to be used as an office or reading area, or dining room.

#### Kitchen/ diner

A spacious and well-appointed kitchen featuring an extensive selection of white shaker-style base and wall units, perfectly complemented by contrasting darker work surfaces. Integrated appliances include a double oven, an induction hob, and an extractor hood above. A large window frames private views of the rear garden while also flooding the room with natural light. At the heart of the space, there is ample room to accommodate a dining table, comfortably seating four for relaxed meals and gatherings.





#### Bedroom 1

A ground floor, double bedroom bursting with natural light emanating from the large front facing window.

#### Utility room

Conveniently situated close to the kitchen, this utility room offers a practical, separate space to accommodate a washing machine and a dryer, with room for a tall fridge freezer. A sink provides added functionality, while an array of wall and base units ensures ample storage space.

#### Wetroom

A modern, ground floor, wet room featuring a walk-in, electric shower, a WC, and a corner hand basin for efficient use of space. The room benefits from ample natural light.

#### Garage

A good sized garage filled with natural light via a side facing window and featuring a practical up-and-over front door. Equipped with lighting and multiple electrical sockets, it offers excellent functionality for various uses. Also conveniently connected internally through a hallway linking the utility room to the kitchen, it provides easy access and seamless integration with the home.



### FIRST FLOOR

#### Bedroom 2

A bright and spacious double bedroom situated on the first floor, offering charming dual aspect views that flood the room with natural light. The room features a built-in wardrobe, complemented by additional eaves storage to keep the space clutter-free and well-organised.

#### Bedroom 3

This double bedroom mirrors the layout of Bedroom 2 and boasts a built-in storage cupboard, complemented by convenient eaves storage, offering ample space along with dual aspect views.

#### Bathroom

A three piece bathroom suite consisting of a bath, WC and hand basin and tiled splashbacks. The large window allows plenty of natural light in.



#### Externally

A large wooden gate opens to reveal the spacious driveway leading on to the garage and entrance porch of the home. To the side, the manicured lawn is punctuated by deep flower beds and rockeries, adorned with mature shrubs and trees adding colour. Paths lead around the house, guiding you into the generous rear garden. The rear garden features a thoughtfully paved seating area near the garage, ideal for relaxing outdoors. The majority of the garden is laid to lawn, interspersed with carefully planted beds that add texture and interest to the space. Mature hedging and fencing frame the garden, ensuring both tranquillity and privacy.

#### Useful Information

House built - approx. 1960.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

What3Words location - ///punk.alienated.spellings.



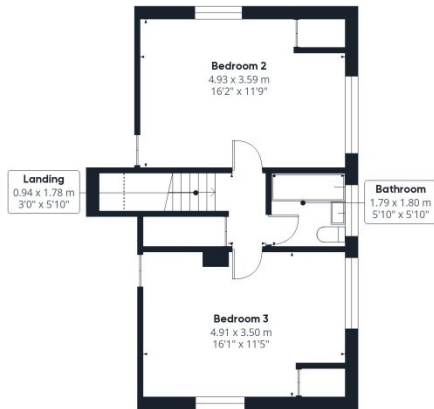
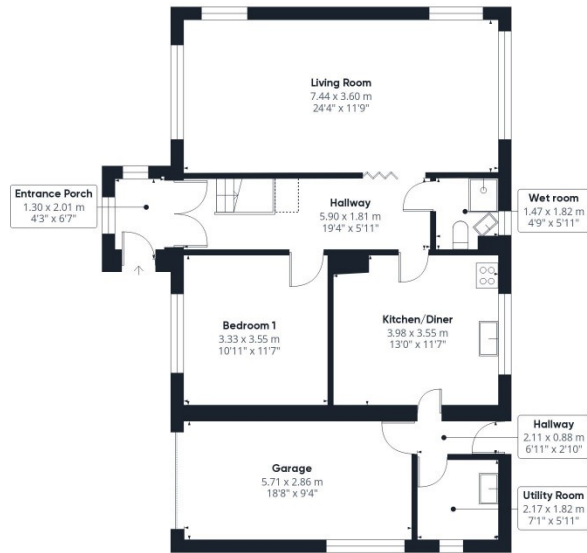
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**Approximate total area<sup>(1)</sup>**

132.63 m<sup>2</sup>  
1427.61 ft<sup>2</sup>

**Reduced headroom**

0.45 m<sup>2</sup>  
4.85 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Waterhouse Estate Agents

10 Park Road, Milnthorpe  
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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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.