

# Storth

£300,000

Primrose Bank, Shaw Lane, Storth, Cumbria, LA7 7JD

Nestled in the highly sought after area of Storth, Primrose Bank is a hidden treasure awaiting discovery. Set on an expansive plot, this exceptional property is poised for transformation and eagerly awaits its new owners to unlock its full potential.

## Quick Overview

Charming Semi Detached House  
 Situated in the Sought After Village of Storth  
 Situated on a Fantastic Plot  
 Two Double Bedrooms  
 Detached Garage and Driveway  
 Quiet Residential Location  
 Modernisation Required  
 Close to a Well Regarded Primary School  
 Array of Walks on your Doorstep  
 Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: AR2592





Garden



Entrance Porch



Living Room



Kitchen

**Location** Storth has many clubs and activities for families and people of all ages. A Post office/village shop on the shores of the Kent estuary has views towards the Lakeland Fells. There is a good primary and nursery school in the village and excellent secondary schools within the catchment area. A variety of shops, pubs, restaurants and supermarkets are all easily accessed from the nearby villages of Arnside and Milnthorpe.

With good transport links, The M6 is only 8 miles away and the West Coast Main Line stops in Arnside, one and a half miles away, giving access to Manchester, Lancaster, Barrow and beyond. The Lake District, Trough of Bowland and the Yorkshire Dales are just 12-15 miles away in each direction.

**Property Overview** Step into Primrose Bank through the inviting porch, an ideal space for stowing away muddy boots and coats after a day of exploring the local trails. As you enter the living room, you'll be greeted by the property's traditional charm, featuring lead windows, rustic beams, and wooden doors throughout.

The living room, spread over two levels, exudes cosiness with its focal stone fireplace. This space is ready for an upgrade and eagerly awaits your personal touch. Just up the steps, you'll find the perfect area for a dining space, which also offers access to the serene rear garden.

The kitchen is a quintessential cottage style, boasting a range of wooden base and wall units, a complementary backsplash, and tiled flooring. It comes equipped with a Hotpoint hob, Logik oven, and plumbing for a washing machine. The picturesque view of the green from the kitchen provides a tranquil and beautiful setting.

On the first floor, you'll discover two spacious double rooms, each ready for updating and offering ample space for all your furniture needs. The first floor also includes a well-appointed shower room, complete with an aqua panel marble effect surround, W.C., pedestal sink, and a convenient linen cupboard.

**Outside & Parking** Externally, the property is set on a magnificent plot with a generously sized rear garden, creating a private and serene oasis ideal for avid gardeners. This garden, lovingly tended by the previous owners, is now ready for new owners to restore it to its former glory. Meandering patio areas lead through the garden, offering ample space for outdoor dining and entertaining amidst fruit trees, flowers, and shrubs.

To the front, you'll find ample off-street parking and a detached, larger-than-average garage, fully equipped with power and lighting, ensuring convenience and functionality.



**Directions** From the Hackney and Leigh Arnside office proceed along Station Road turning left under the bridge towards Milnthorpe. Turn right at the green in Storth onto Storth Road and then left onto Yans Lane. Take the second right onto Shaw Lane and Primrose Bank is located on your left hand side.

**What3Words** ///spindles.takes.airbag

**Accommodation with approximate dimensions**

**Living Room** 19' 11" x 12' 10" (6.07m x 3.91m)

**Kitchen** 13' 3" x 11' 11" (4.04m x 3.63m)

**Bedroom One** 13' 10" x 10' 6" (4.22m x 3.2m)

**Bedroom Two** 14' 1" x 9' 3" (4.29m x 2.82m)

**Garage** 17' 10" x 11' 8" (5.44m x 3.56m)

**Services** Mains Gas, Mains Electricity, Septic Tank Drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

**Council Tax** Band D - Westmorland & Furness Council

**Tenure** Freehold. Vacant possession upon completion.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Shower Room



Garden

# Primrose Bank, Shaw Lane, Storth, Milnthorpe, LA7

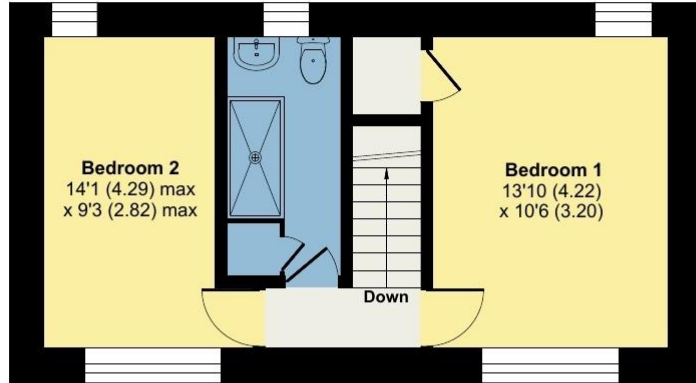
Approximate Area = 859 sq ft / 79.8 sq m

Garage = 208 sq ft / 19.3 sq m

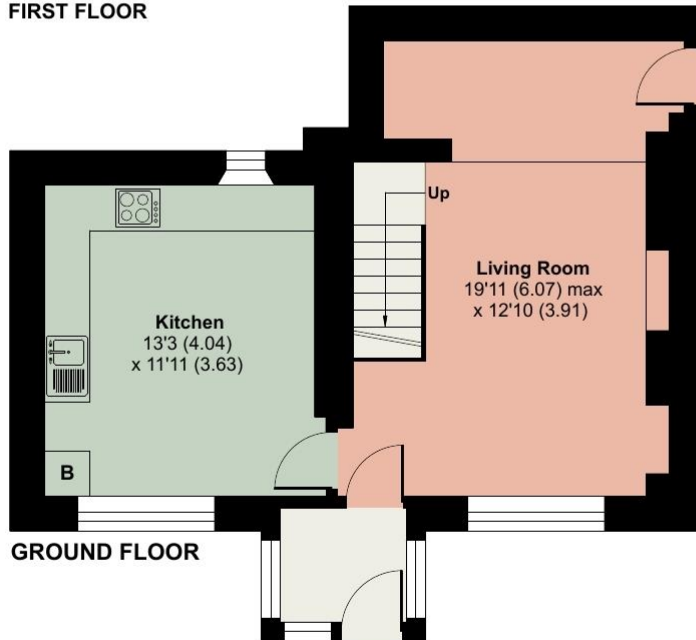
Outbuilding = 62 sq ft / 5.7 sq m

Total = 1129 sq ft / 104.8 sq m

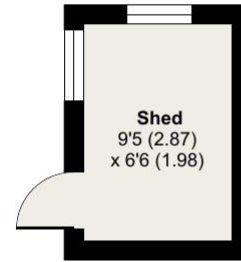
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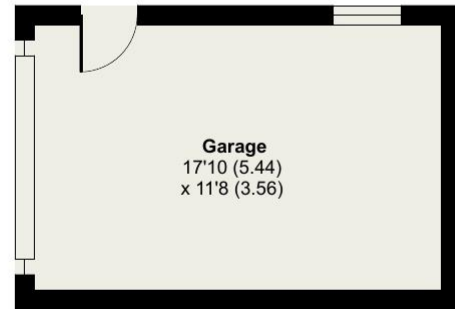
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1166974

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