

WIND CREST, SANDSIDE

£550,000



WIND CREST, SANDSIDE, LA7 7HW



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A fantastic opportunity to purchase a superb detached three-bedroom property in Sandside, on the edge of Storth Village. Wind Crest enjoys wonderful open views over the estuary and beyond, from the Pennines to the right, panning around left to the Lakeland Fells and everything in between. Providing bright and spacious accommodation, this much-loved family home on the ground floor has an open-plan lounge and dining room, kitchen, conservatory, bedroom and bathroom. On the first floor, there is a shower room and two further bedrooms, one of which has a balcony to enjoy the incredible views. Outside, there is an abundance of parking to the front and rear of the property, along with a double garage, shed, and various seating areas, allowing you to fully enjoy the beautiful location of this special home.

ENTRANCE

At the rear of the property, the entrance door leads into the entrance hall.

ENTRANCE HALL

6'4" max x 15'0" (1.93 max x 4.57)

With a large built-in cloaks cupboard, doors lead to the bathroom, bedroom one, the living room, and the kitchen/breakfast room, as well as an under-stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

13'0" x 13'0" (3.96 x 3.96)

A range of fitted timber units (one housing a Worcester boiler) with complementary work top, 1 1/2 bowl sink, hidden washing machine, five burner hob with extractor fan over, built-in Whirlpool double oven, space for upright fridge/freezer, door to the dining room and window on the rear aspect.

DINING ROOM

13'0" x 9'9" (3.96 x 2.97)

With a window on the side aspect and an open arch into the lounge.

LOUNGE

19'8" x 13'0" (5.99 x 3.96)

Stairs rise to the first floor landing, with French doors leading into the conservatory and dual aspect windows overlooking the estuary.

CONSERVATORY

13'7" x 10'2" (4.14 x 3.1)

French doors lead out to the front garden; two windows overlook the estuary; and a high-level window with obscured glazing.

GROUND FLOOR BEDROOM

13'0" x 12'0" (3.96 x 3.66)

A double room with double doors to a built-in wardrobe, a door to a further built-in wardrobe, a door leads into the bathroom, and there is a window on the front aspect.

BATHROOM

13'0" x 9'5" (3.96 x 2.87)

The suite comprises a jacuzzi bath, a vanity unit incorporating the wash basin and hidden cistern w.c., and a corner shower cubicle. There is a ladder radiator and a window with obscure glazing on the rear aspect.

FIRST FLOOR LANDING

With doors to the two further double bedrooms and shower room, there is built-in storage cupboard and a velux window to bring in light on the stairs.

BEDROOM TWO

17'8" x 14'2" (5.38 x 4.32)

With built in wardrobes, a door to a further built in storage cupboard and access doors to under-eaves storage areas and there is a window on the front aspect.

BEDROOM THREE

17'9" max x 16'2" (5.41 max x 4.93)

French doors lead out to the balcony. There are access doors to under-eave storage areas and a window on the front aspect.

BALCONY

7'8" x 0'0" (2.34 x 0)

A decked balcony with decorative metal railings and supporting legs.

SHOWER ROOM

8'6" x 7'10" max (2.59 x 2.39 max)

The suite comprises a shower cubicle with a bi-fold door, a vanity unit incorporating the wash basin and hidden cistern w.c., a ladder radiator and a window with obscure glazing on the rear aspect.

GARAGE

19'10" x 16'5" (6.05 x 5)

A double garage with an electric up and over door, light and power, a side access door and window.



EXTERNALLY

To the front of the property is a drive accessed by double gates to some off-road parking, raised borders with a variety of mature shrubs, a decorative block paved and gravelled area outside the conservatory and a number of seating areas; the paved path extends around the property with decorative metal railings. There is a side access gate and a path to the entrance door, then steps up to the off-road parking (accessed via Dallam Drive) and the double garage with established planting and fruit trees.

ADDITIONAL INFORMATION

Services: electricity, mains water, mains drainage, gas central heating

We are aware that this property is built on the site of a previous petrol station.

Useful local links: local authority:

<https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker: <https://checker.ofcom.org.uk/>

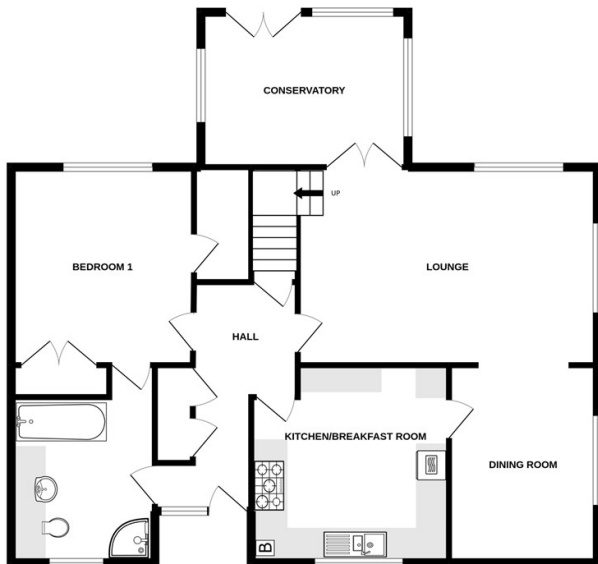
Flood risk: <https://flood-map-for-planning.service.gov.uk/>

Planning Register:

<https://planningregister.westmorlandandfurness.gov.uk>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

When approaching Milnthorpe from Kendal, proceed to the traffic lights and turn right onto Park Road, passing Booths supermarket and Dallam Estate. Travel through Sandside and the property is located on the left-hand side at the junction into Storth. Travel onto Storth Road and turn left onto Dallam Drive. Bear left to stay on Dallam Drive, where you will find the entrance to the rear of the property.

Council Tax Band - F South Lakeland District Council

EPC - Current 73 Potential 81

Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interest applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information

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