

# HUNTERS®

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Sandside, Milnthorpe, LA7 7HN

Offers In The Region Of £335,000



- Character Three bed Cottage
- Nestled in the Hamlet of Sandside
- Modern Family Bathroom
- Detached Garage
- Located in an Area of Outstanding Natural Beauty
- Breath-taking Estuary Views
- Living Room and Sunroom
- Large Front Garden
- Gas Central Heating and Double Glazing
- Council Tax Band D

Tel: 01539 816399

Sandside, Milnthorpe, LA7 7HN

## Offers In The Region Of £335,000



With delightful views of the Kent Estuary, Heron Cottage is a wonderful property located in the picturesque hamlet of Sandside, located in a recognised Area of Natural Beauty encompassing Arnside and Silverdale. With stunning coastal scenery and long views across the water to Whitbarrow Scar and the majestic Lakeland fells, the accommodation comprises of an entrance hall, living room, kitchen and sunroom whilst to the first floor you will find three bedrooms with the master being ensuite, and a family bathroom. Outside there is a large garden and a detached garage.

The property has been let out for a few years now and is ready for some general updating and restoration of some personal touches but there are plenty of charming features such as the exposed beams in the living room and the open views to the estuary from the sunroom.

Sandside is neighboured by the village of Storth where you will find a Post Office and community shop, and then it's on to the popular village of Arnside which offers local amenities including a couple of pubs, a pharmacy, many independent shops and there is a Railway Station connecting with Lancaster and the main West Coast Rail line. For more mainstream amenities, Milnthorpe offers a range of restaurants, takeaways, a supermarket and a petrol station. You will also find Dallam secondary school and Milnthorpe Primary School.

Heron Cottage offers plenty of potential and a wonderful location in which to live.

### Entrance Hall

A stone porch shields you from the weather and leads to a timber door giving access to the hallway. From here you can access the living room, kitchen and the stairs rising to the first floor. There is also a useful understairs storage space for ironing boards and vacuums cleaners.

### Living Room

A good sized room with windows to opposing elevations creating plenty of natural light. The ceilings are high and with exposed beams and there is a stone fireplace with inset gas fire.

### Kitchen

The kitchen has a range of units fitted at wall and base level and has contrasting work surfaces running over. There is a breakfast bar for informal dining and integral appliances include a four-ring gas hob, an eye-level electric oven and space over for a microwave, an inset stainless steel sink and drainer, and there is space and plumbing for either a washing machine or dishwasher.

Tucked away in a chimney recess there is a Rayburn stove (condition untested), and the kitchen provides access to the sunroom.

### Sunroom

A wonderful addition to the original building, the sunroom runs the length of the property with windows looking out front and side and offering views of the garden and estuary. French doors connect with the garden and lead onto a patio. The gas fired boiler is located in this room.

### First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the upstairs accommodation.

### Bedroom One

The largest and main bedroom is flooded with sunlight with windows to both front and rear elevations. Plenty of space for a double bed and wardrobes and being ensuite.

### Ensuite

A compact ensuite boasting a shower, wash-hand basin and low level WC.

### Bedroom Two

Another bright double room with windows front and side.

### Bedroom Three

Although the smallest of the three bedrooms, this is also big enough for a double bed and has a characterful exposed stone wall elevation.

### Bathroom

A modern bathroom with a 'P' shaped bath and overhead rainfall shower, wash-hand basin, low level WC and a heated towel rail. You will find built-in storage and elevated views out to the estuary beyond. A characterful feature is the stained glass window that allows light to flow from the bathroom and into the landing

### Detached Garage

A good sized garage with an up-and-over metal door and a pedestrian side door for access. You will find light and power in here and plumbing for a washing machine.

### Garden

Laid mostly to lawn, the large front garden sets the property back from the road and is a great place to enjoy time alongside the beautiful estuary. A low built stone wall leaves the view unspoilt. Planted with some mature trees and having a patio immediately outside of the sunroom.

### Estuary Views

#### Driveway

There is no shortage of parking at Heron Cottage with a block paved drive capable of taking multiple cars and providing vehicular access to the garage.

#### What Our Seller Says

The views over the Kent Estuary are enchanting, where the view changes constantly as the tide comes in and retreats every 12 hours; the weather changes the colour of the water from black, through blue to silver. The sun sets in front of the house into the four visible folds of the Lakeland hills occasionally offering a "Turner" sky. In winter the hills display their mantel of snow capped peaks. You will see ice flows drift out to sea, (I have, and) watch the spring bore turn sand into water in a matter of seconds. (I have.)

Why is it named Heron cottage? A large nesting Heron colony are in trees behind the house. They wade the waters Infront of the house seeking fish. Sometimes a salmon "when running" is isolated as the waters quickly recede leaving it stranded as it will always seek to go forward, never retreat for better conditions! Many other water birds also dine on the sands in front of the house as the tide retreats. The RSPB sanctuary is less than a mile away, featured on the BBC program "Autumn Watch".

If you are a "twitcher" You will be in "heaven" living here. Even the back garden of our neighbour has 20 species visiting his bird table! Infront of your window.

You are at home, 10 minutes after laving the J36 m6 motorway. You are 30 minutes away from the Lake district, the Yorkshire Dales the Morecambe seascape and just an hour to the bright lights of Blackpool and Manchester.

I am selling a building built over 300 year ago as a "Custom House" well built by the crown. to row out to ships coming into Milnthorpe docks to receive tariffs!

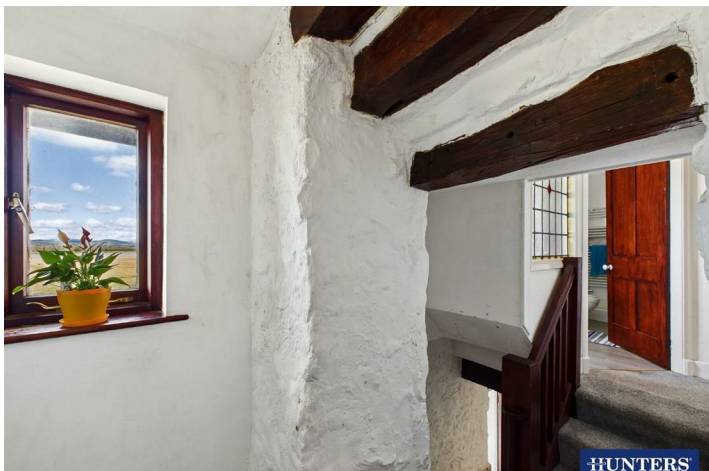
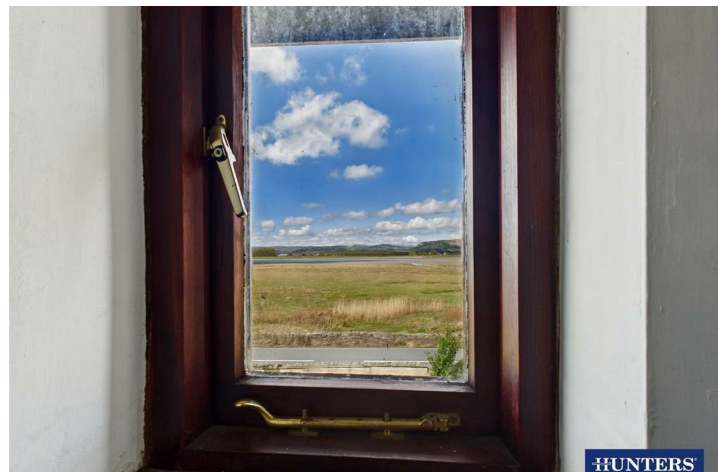
It is already a home, comfortable to live in; tenants did not want to leave, but to the right people, it will be more than a home, it is a unique opportunity to experience nature, through your windows. To enjoy the seasons. To drink wine on the patio as the sun sinks "into the hills of gold"!

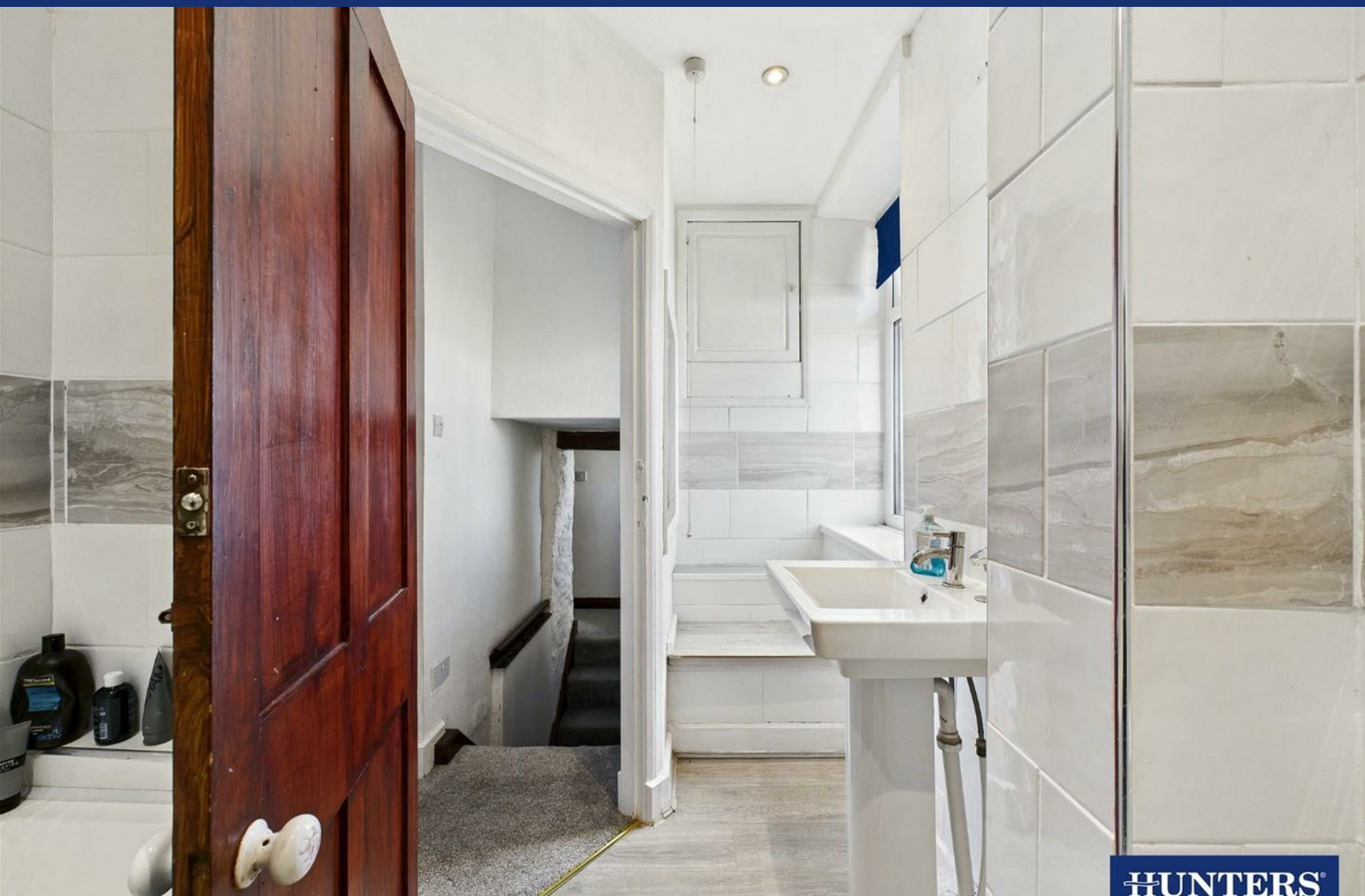
#### AML Disclosure

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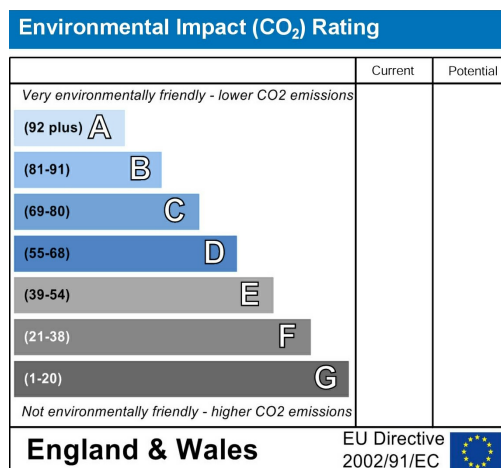
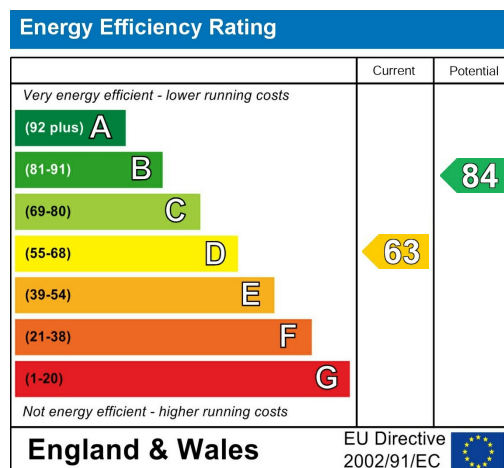
Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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