



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

2 Greenbank Avenue - Storth





## Features

- Elevated Detached 3 Bedroom Home
- Stunning Estuary and Countryside Views
- Flexible Accommodation Throughout
- Lower Ground Floor Garage & Workshop
- Generous Gardens And Parking For Multiple Vehicles
- Desirable Village Location

Set in the sought-after village of Storth, this elevated detached 3 bedroom home is beautifully presented and occupies a generous, private plot with far-reaching countryside views. Versatile and well-laid-out, it offers flexible living space to suit modern family life. A bright and characterful sun porch forms an attractive entrance, leading into a welcoming central hallway with useful storage. The kitchen/dining room is a light and sociable space with triple-aspect windows overlooking the gardens, while the spacious living room features floor-to-ceiling glazing that perfectly frames views across the rear garden and surrounding woodland. The ground floor also offers a generous double bedroom with en-suite, a further bedroom with built-in storage, and a family bathroom.

To the first floor is a versatile and light-filled room, ideal as a home office along with useful eaves storage. Also on this floor is bedroom three. The lower ground floor provides a large garage with electric door and an extensive workshop space, offering excellent flexibility for a range of uses. Externally, the gardens wrap around the property with established planting and seating areas. The home benefits from a generous driveway providing parking for multiple vehicles, as well as an additional parking space adjacent to the top of the rear garden. To the lower section, a charming woodland area with mature trees provides a peaceful and secluded retreat, making this a unique home in the desirable village of Storth. Storth village is set within an Area of Outstanding Natural Beauty

and boasts a post office and community shop and is located within close proximity to Arnside and also Milnthorpe which offers a range of restaurants-takeaways- a supermarket and Dallam secondary school. The village itself has Storth Primary School-rated GOOD by Ofsted- which is just a 10 minute walk away from the property. There are good transport links from Arnside with regular bus services- the 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

**Sun porch** - A charming sun porch creates a beautiful entrance into the home while also offering a perfect space to enjoy views of the front garden. Large glass windows flood the area with natural light, complemented by a solid wood roof featuring a generous Velux window above. The space is finished with terracotta square tiles and enhanced by attractive exposed stone details, adding warmth and character.

**Hallway** - A bright and open hallway welcomes you into the home, providing access to all the ground-floor rooms. The staircase is conveniently accessed from the hallway which also features a generous built-in cupboard, ideal for storing shoes and coats.

**Kitchen/ dining** - The kitchen and dining area is a sociable and inviting space, conveniently designed with triple-aspect windows overlooking the front gardens. Cream wall and base units are complemented by wooden worktops and finished with black handles for a sleek, modern look. Fitted appliances include a Samsung dishwasher, a Bosch self-cleaning single oven, and a gas hob above. A built-in cupboard houses the fridge and microwave, while the sink is thoughtfully positioned beneath one of the windows, filling the room with natural light. This bright space can comfortably accommodate a table for four and enjoys access from both the utility room and the hallway.

**Utility room** - The utility room is conveniently located off the kitchen and also offers direct access to the garden. It features matching cream wall and base units with wooden worktops, providing a cohesive look with the kitchen. The space includes room for a washing machine, a sink, and ample storage, making it a practical and highly functional area.





Living room - The living room is a spacious and inviting area, perfect for family life. It enjoys beautiful views across the rear garden and surrounding woodland towards the village. Large floor-to-ceiling windows fill the room with natural light, while a chimney breast provides a focal point with the option to install a fireplace. An additional Velux window further enhances the bright and airy feel of this welcoming space.

Bedroom 1 - A generous double bedroom enjoying lovely elevated views through its floor-to-ceiling windows.

En-suite - A bright and airy en-suite featuring a quadrant shower with a mains-fed unit, WC and hand basin, complemented by a window for natural light and tiled splashbacks.

Bedroom 2 - A lovely, bright double bedroom with dual-aspect views and a wall of neat built-in storage and cupboards.

Bathroom - Filled with natural light, this bathroom features a bath with overhead shower, hand basin and WC, complemented by white tiled walls and a window for added brightness.

#### FIRST FLOOR

Office - Located on the first floor, this fabulous and versatile room is currently used as an office, featuring Velux windows that flood the space with natural light, fitted desks and storage, and access to additional eaves storage.

Bedroom 3 - A bright third bedroom featuring a Velux window, fitted storage and shelving, along with access to useful eaves storage.

#### LOWER GROUND FLOOR

Garage - A fantastic garage benefitting from natural light via the side window, an electric roller door, and internal access to the workshop behind. Equipped with light and power, it offers ample space to park while still providing room at the rear for use as a workshop, storage area, or utility space.

Workshop - Housing the boiler and filled with natural light, this is a great additional space with direct access to both the garage and the driveway. Currently used as a workshop, it offers a multitude of potential uses, with light, power and water all present. There is also access to an undercroft providing additional storage space, which is also fitted with lighting.

Externally - Set in an elevated position with far-reaching countryside views, this distinctive detached home occupies a generous plot surrounded by well-maintained hedging, offering a high degree of privacy. The property benefits from ample driveway parking, along with an additional parking space adjacent to the top garden. The gardens wrap around the home and have established planting and seating areas, with a small wild flower meadow while to the lower section there is a charming woodland area with mature trees, creating a peaceful and secluded setting.



#### Useful Information

Tenure - Freehold.

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

House built - 1986.

Heating - Gas central heating.

Drainage - Mains.

What2Words location [///stiff.wept.retraced](https://www.what2words.com/location/317stiffweptretraced)



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

176.1 m<sup>2</sup>  
1895 ft<sup>2</sup>

**Reduced headroom**

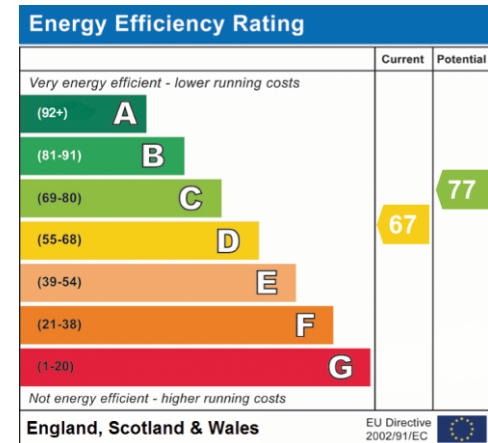
12.2 m<sup>2</sup>  
131 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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