



Storth

£375,000

1 Burntbarrow, Storth, Milnthorpe, LA7 7JW

Occupying a level corner plot on the edge of village of Storth, this beautifully presented detached true bungalow offers spacious, well-balanced accommodation that has been thoughtfully extended to create an impressive kitchen dining and family space. With attractive landscaped gardens, a garage, carport and paved driveway, this delightful home enjoys a peaceful setting close to open countryside whilst remaining conveniently placed for village amenities.

Quick Overview

- Detached true bungalow
- Extended kitchen dining/family room
- Landscaped low-maintenance gardens
- Edge of village location close to open countryside
- Easy level off-road parking for two vehicles
- Garage and carport
- Well presented throughout
- Sought after Village location
- Level corner plot
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road Parking
Carport and Garage

Property Reference: AR2702



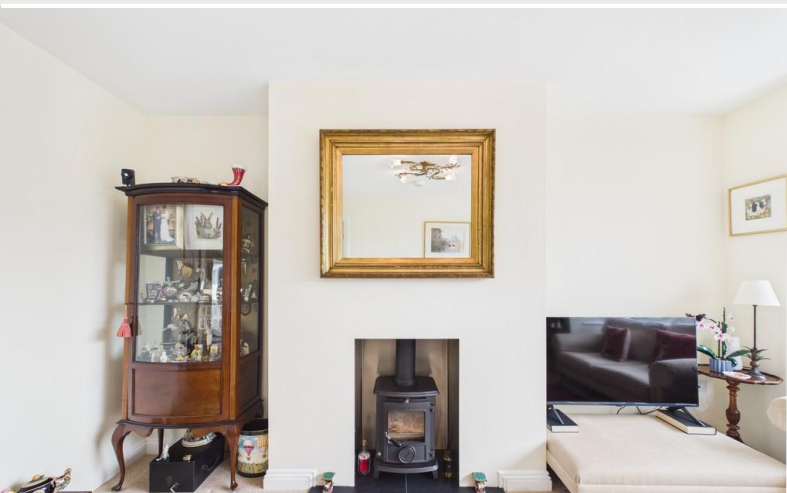
Entrance Hall



Bedroom Two



Living Room



Living Room

Occupying a level corner plot on the edge of village of Storth, this beautifully presented detached true bungalow meticulously maintained offers spacious, well-balanced accommodation that has been thoughtfully extended to create an impressive kitchen dining and family space. With attractive landscaped gardens, a garage, carport and paved driveway, this delightful home enjoys a peaceful setting close to open countryside whilst remaining conveniently placed for village amenities.

Burntbarrow is a popular residential development situated on the fringe of the sought-after village of Storth, surrounded by beautiful countryside, open fields and stunning walks along the Kent Estuary, yet within easy reach of local amenities. The nearby market towns of Milnthorpe and Kendal offer a wider range of shopping, leisure and transport links, while the surrounding countryside offers an abundance of scenic walks and outdoor pursuits.

A welcoming entrance porch provides a double cupboard with ample storage before opening into a spacious central hallway, creating an inviting first impression. To the right is the second double bedroom, a versatile room ideal for guests, family or as a home office.

The bright and spacious living room enjoys a pleasant outlook and is tastefully decorated in soft neutral tones with bespoke ceiling light. A charming Aga wood-burning stove provides a cosy focal point, creating a warm and relaxing atmosphere throughout the cooler months.

The principal bedroom is generously proportioned, offering ample space for a full range of bedroom furniture while maintaining a bright and airy feel.

The heart of the home is undoubtedly the extended kitchen dining room. Flooded with natural light from a combination of a large sliding patio door, feature arched window, this space is perfect for both everyday living and entertaining.

The quality French Mobalpa kitchen is fitted with a stylish range of soft-close wall and base units complemented by integrated appliances including a Bosch induction hob, Bosch oven, Bosch extractor hood, dishwasher, fridge and wine cooler. An integrated



Living Room



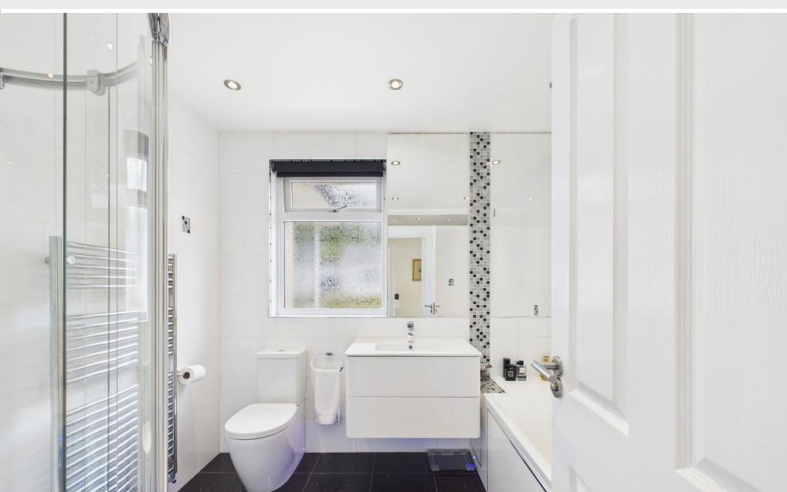
Kitchen Diner



Kitchen Diner



Bedroom One



Bathroom



Garden

stainless steel sink with mixer tap, attractive ceramic mosaic splashbacks and Amtico tiled flooring complete this contemporary and practical kitchen.

The family bathroom is beautifully appointed and comprises an Aqualisa corner shower with rainfall shower head, panelled bath with integrated storage, wash hand basin, WC and heated chrome towel rail and coloured mood lighting.

Outside the attractive landscaped rear garden is south facing and is bathed in sunlight throughout the day. The space has been designed for ease of maintenance whilst providing a wonderful outdoor entertaining area. Sliding patio doors open directly onto a paved seating area, ideal for al fresco dining, with a neatly maintained lawn bordered by established shrubs and ornamental trees creating an attractive focal point.

A sandstone pathway wraps around the property, with a garden arbour providing seating for two to the side. The pathway continues round to the front entrance and paved driveway, with carport and garage. The paved driveway offers easy level off-road parking for three vehicles, while the adjoining carport provides sheltered access to the garage and additional practicality. The garage also has a utility area with fitted wall units, appliances include a washing machine, dryer, fridge freezer, tap and heater. The outside also has automatic security lighting.

Accommodation (with approximate dimensions)

Entrance Hall

Bedroom Two 10' 6" x 7' 11" (3.2m x 2.41m)

Living Room 10' 10" x 13' 5" (3.3m x 4.09m)

Bedroom One 10' 9" x 13' (3.28m x 3.96m)

Kitchen 10' 6" x 18' 3" (3.2m x 5.56m)

Garage 11' 5" x 15' 10" (3.48m x 4.83m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water, electricity and drainage. The property is fully alarmed indoor and out door cameras with Simply Safe

Council tax Band D - Westmorland and Furness



Drive and carport



Garden



1 Burntbarrow



Patio

Directions From the Arnside Office, proceed along Station Road passing the station on the left. Turn left under the railway bridge signposted Milnthorpe. Follow the road past the Garden Centre and over the bridge and take the second right onto Storth Road follow this down to the end of the road. At the crossroads turn left and Burntbarrow is the 2nd left and the property will be found on the left.

What3words ///spokes.twinkling.upward

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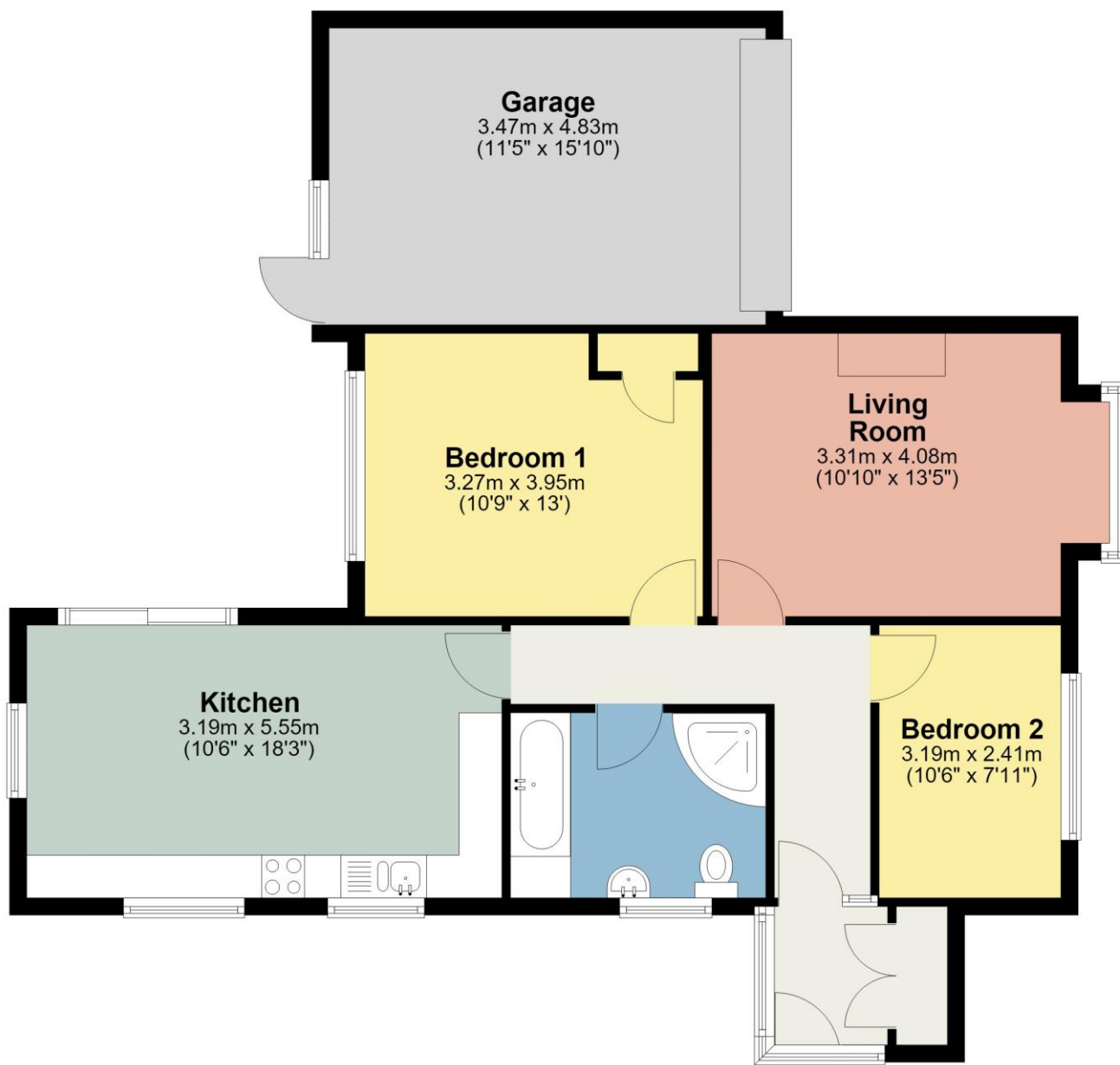
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Ground Floor

Approx. 87.6 sq. metres (943.4 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

1 Burntbarrow, Storth, Arnside

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