



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

17 Herons Quay – Sandside



17 Herons Quay – Sandside

Leasehold £200,000



Features

- No onward chain
- A generous Living Room/Dining Room with access to the private balcony
- Two double bedrooms both with fitted storage
- Envious open estuary views
- A garage located to the rear
- Light and bright accommodation throughout

A wonderfully presented and modern two-bedroom apartment, enjoying stunning estuary views to the front and peaceful woodland surroundings to the rear. This spacious, light-filled home has been thoughtfully modernised to create stylish and comfortable accommodation throughout. The property comprises a welcoming entrance hallway with excellent built-in storage, a superb living and dining room flooded with natural light and enjoying breathtaking views across the estuary towards Whitbarrow Scar, and a modern, well-equipped kitchen offering a generous range of storage and worktop space. A private balcony is accessed from the living area, providing a wonderful spot to relax and take in the far-reaching views. There are two well-

proportioned bedrooms to the rear of the property, both benefitting from built-in storage and tranquil woodland aspects, along with a fresh and contemporary bathroom. Externally, the apartment enjoys a sheltered walkway with space for seating, ideal for making the most of the peaceful surroundings and attractive woodland views. A generously sized garage with power and lighting provides excellent storage or workshop potential, while additional communal parking is available nearby. Offered for sale with no onward chain, this is a great opportunity to acquire a beautifully maintained apartment in an enviable position with exceptional views and a peaceful setting. Sandside is ideally located on the edge of Storth, a

picturesque village that boasts a Post Office and integrated community shop and a well regarded primary school. The village has a vibrant community with several local groups and societies ranging from play groups to an amateur dramatics society and offers various other activities within the Village Hall. Sandside is also within close proximity to both Arnside and Milnthorpe with Milnthorpe offering a Booths supermarket, two doctors surgeries, two dentists and a wide range of further amenities. There are good transport links from nearby Arnside with a train station, a bus route and the M6 motorway is just a 15 minute drive away.



Entrance hallway - A light and welcoming hallway provides an excellent first impression of the property, offering access to all rooms and benefitting from built-in cupboards that provide useful storage space. From here, there is access to the attic, which is fully boarded and spans the length of the apartment, offering an excellent additional storage area if required.

Living Room/Dining Room - A room with real wow factor, this generous space is flooded with natural light and enjoys stunning elevated views stretching right across the estuary. There is ample room for comfortable seating for family and friends, alongside a dedicated dining area with space for a table to seat six with ease. An internal open hatch provides a practical connection to the kitchen, enhancing the sense of openness and making entertaining effortless. From the living area, doors open onto a private balcony, creating a wonderful outdoor retreat from which to relax, unwind, and take in the spectacular views.

Kitchen - The kitchen is fitted with cream farmhouse-style base and wall units, offering an abundance of storage space along with generous work surfaces for food preparation. Integrated appliances include an oven and grill, induction hob with extractor hood above, microwave, and dishwasher, while there is also space for a tall fridge freezer and washing machine. An open hatch connects the kitchen to the



dining area, creating a sociable space that is perfect for entertaining and keeping connected while cooking.

Bedroom One - A spacious rear-facing double bedroom enjoying delightful woodland views. A full wall of fitted wardrobes and storage provides excellent built-in organisation while maximising the available floor space.

Bedroom Two - Currently utilised as a home office, this versatile room is a well-proportioned double bedroom enjoying peaceful rear-facing woodland views. A built-in cupboard provides useful storage, making it equally suited as a bedroom, study, or hobbies room.

Bathroom - A sleek bathroom, finished in a fresh and neutral style. The suite comprises a bath with mains-fed shower overhead, a concealed cistern WC, and a hand basin set within a vanity unit, providing useful storage. A tall heated towel rail adds a touch of practicality, while neutral wall tiling with an attractive blue border creates a bright and inviting finish.

Garage - A detached garage to the rear of the development ideal for parking or for storage.

Externally

The property benefits from a garage located to the rear of the development, with a number of visitor parking spaces conveniently situated nearby. A pleasant sheltered walkway leads from the stairwell and lift area to the front entrance, where there is space for outdoor seating to relax and enjoy the peaceful surroundings. This area also enjoys attractive woodland views and provides an ideal spot for pots and container gardening.



Useful Information

Property built - 1980's.

Tenure - Leasehold (999 years from 1988. £2000 per annum for management fees with no ground rent).

The property can be used as a 2nd home however it cannot be used as a holiday let.

Pets are allowed if already owned.

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

Heating - Electric heaters.

Drainage - Mains.

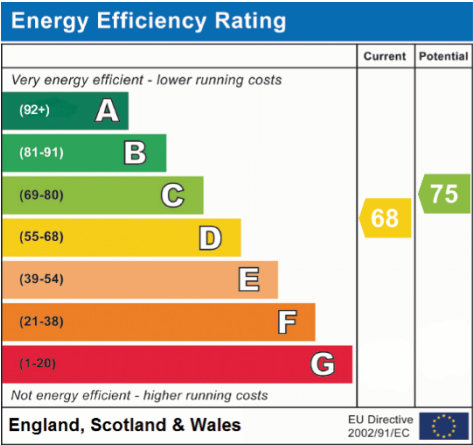
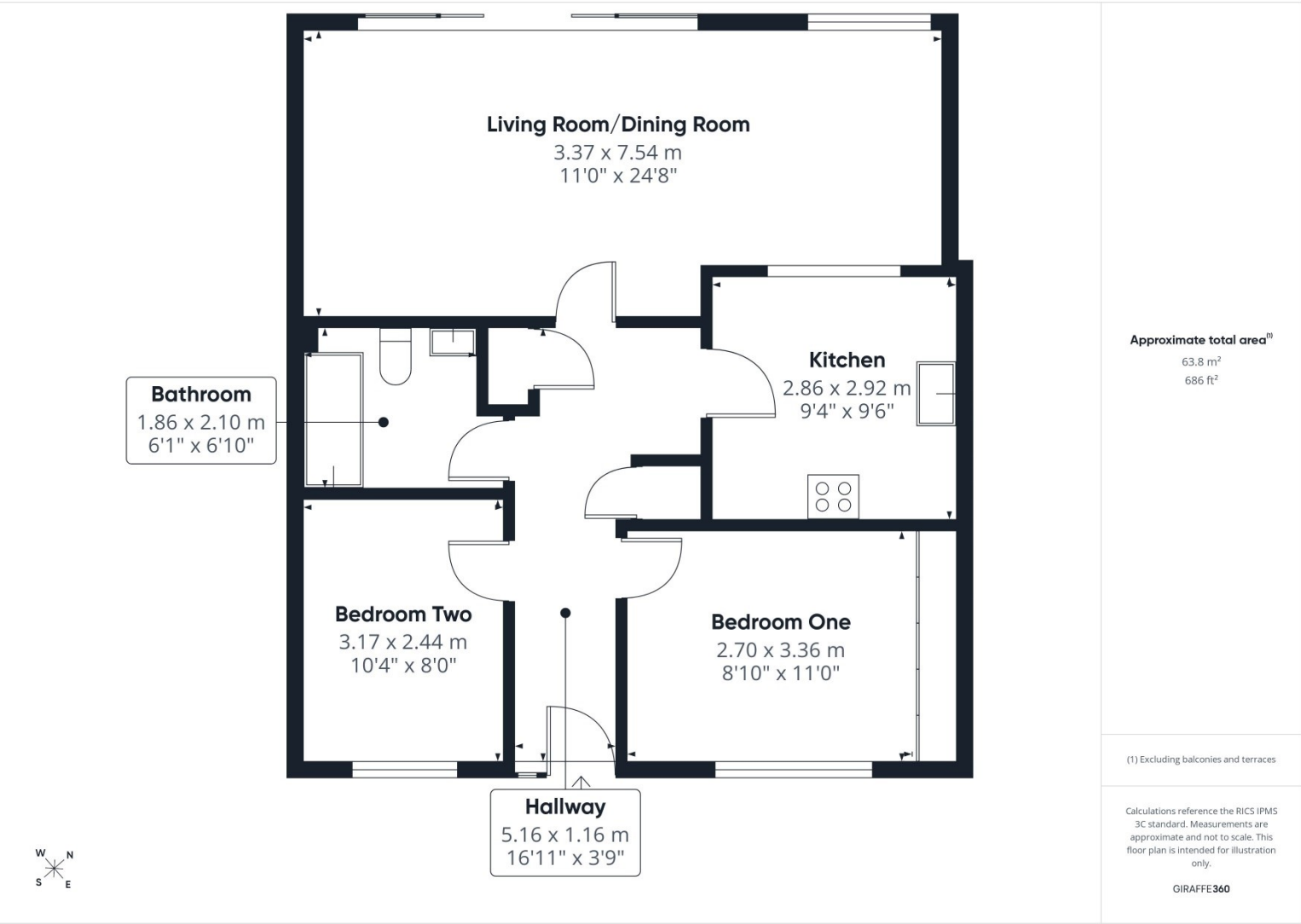
What3Words location - [///cherished.something.heartburn](https://www.what3words.com/cherished.something.heartburn).



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



17 Herons Quay – Sandside



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.