



## Storth

**£335,000**

1 Yew Tree Cottage, Shaw Lane, Storth, Milnthorpe, Cumbria, LA7 7JD

A traditional three-bedroom cottage set in a peaceful residential location. The property features a comfortable living area with a log burner, along with a private garden, garage, and off-road parking. Offering a blend of character and practicality, it is well positioned for access to local amenities, schools, and transport links.

### Quick Overview

Three Bedroom Traditional Cottage  
 Quiet Residential Location  
 Garage and Driveway Parking  
 Rear Garden  
 Close to Local Amenities and Transportation  
 Links  
 No Onward Chain  
 Walks From the Doorstep  
 Ultrafast\* Broadband



3



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2



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Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: AR2696



Dining Room



Living Room



Conservatory



Kitchen

Enter this traditional stone-faced property via an entrance porch, which leads through a further door into the living room. This charming space features exposed beams, deep window sills, and a striking stone fireplace with a stove as its focal point.

To the rear, the kitchen is fitted with a range of wall and base units with worktops over, a sink and drainer, a range-style oven, tiled splashbacks, and space for an upright fridge freezer. From here, a hallway leads to the rear garden and includes a useful storage cupboard. Off the hallway is the bathroom, comprising a corner bath with shower attachment over, pedestal wash hand basin, WC, tiling, and a towel radiator.

Steps from the kitchen lead left into the conservatory, which enjoys views over the garden and benefits from patio doors opening directly outside. To the left of the living room is the dining room, offering space for a dining table, an understairs cupboard, and a feature open fireplace with cast iron insert and wooden mantel.

To the right of the kitchen is bedroom three, a double room with steps leading up to a versatile additional room, ideal as a home office, sitting room, single guest bedroom, or study.

On the first floor are two further double bedrooms, both enjoying deep window sills and good natural light.

Externally, the property offers a low-maintenance front garden. To the rear is an enclosed garden with rockery, lawn, and well-stocked borders, leading to the garage. The garage benefits from shelving, and the property also has off-road parking to the front of the garage.



Bedroom One



Bedroom Three



Bedroom Two



Bathroom



Sitting Room



Rear Elevation

## Accommodation (with approximate dimensions)

- Living Room 10' 3" x 12' 8" (3.12m x 3.86m)
- Dining Room 9' 3" x 12' 7" (2.82m x 3.84m)
- Kitchen 8' 10" x 10' 0" (2.69m x 3.05m)
- Conservatory 13' 6" x 6' 2" (4.11m x 1.88m)
- Bathroom 4' 10" x 9' 10" (1.47m x 3m)
- Bedroom Three 9' 3" x 12' 7" (2.82m x 3.84m)
- Sitting Room 8' 10" x 12' 6" (2.69m x 3.81m)
- Bedroom One 10' 2" x 13' 0" (3.1m x 3.96m)
- Bedroom Two 9' 6" x 12' 6" (2.9m x 3.81m)
- Garage 12' 6" x 18' 0" (3.81m x 5.49m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax Band C** Westmorland and Furness Council.

**Services** Mains gas, water and electricity. Gas central heating throughout. Drainage via septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Hackney and Leigh Arside office proceed along Station Road turning left under the bridge towards Milnthorpe. Turn right at the green in Storth onto Storth Road and then left onto Yans Lane. The property is found immediately on the right just before Shaw Lane. Parking for the property is the driveway access off Yans Lane.

**What3words** ///contracts.rejects.unveils

**Viewings** Strictly by appointment with Hackney & Leigh.



Rear Garden



Rear Elevation



1 Yew Tree Cottage



Driveway and Garage



Rear Garden

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

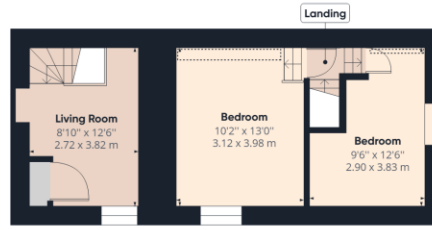


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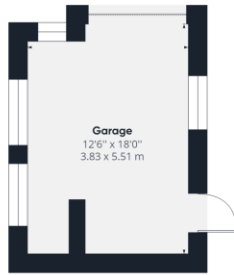
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1217.50 ft<sup>2</sup>  
113.11 m<sup>2</sup>

Reduced headroom

21.02 ft<sup>2</sup>  
1.95 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/06/2026.