

# Storth

**£575,000**

29 Paddock Way, Storth, Milnthorpe, Cumbria, LA7 7JJ

This beautifully presented four-bedroom detached family home features a stylish open-plan kitchen, living, and dining area, creating the perfect space for modern family life and entertaining. Bi-fold doors open onto the enclosed rear garden, seamlessly blending indoor and outdoor living. The property also benefits from off-road parking and is ideally situated in the sought-after village of Storth.

## Quick Overview

- Four Bedroom Detached House
- Stylish Open Plan Living Areas
- Separate Sitting Room
- Move-In Ready Condition
- Ideal Family Home
- Enclosed Rear Garden with Patio and Decking
- Off Road Parking
- Approved Planning Permission for a Covered Pergola
- Local Amenities And Transportation Links Nearby
- Ultrafast Broadband Available\*



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TBC



Ultrafast  
Broadband\*



Off Street  
Parking & Garage

Property Reference: AR2698



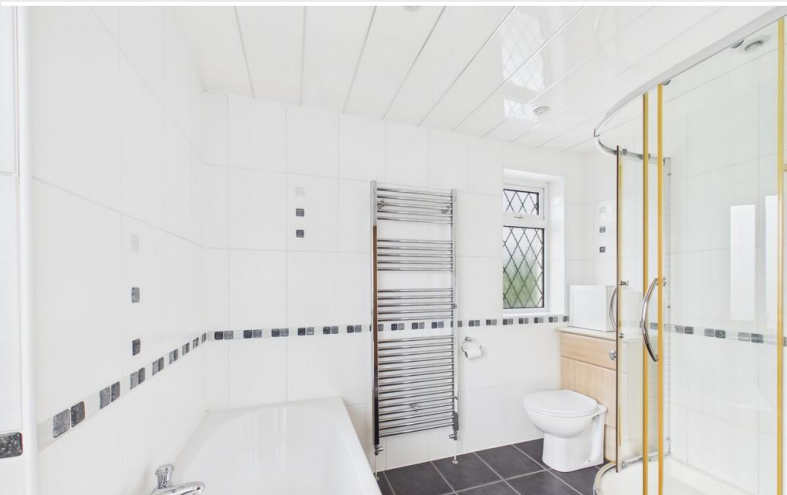
Entrance Hall



Sitting Room



Open Plan Living / Kitchen / Dining



Bathroom

As you step into 29 Paddock Way, you are welcomed by a spacious and bright entrance hallway, offering plenty of room for storing coats and shoes. To the right, a versatile snug, currently used as a cinema room is the perfect spot to unwind away from the main living areas and could equally serve as a home office, playroom or second lounge. The room also benefits from useful hidden storage, ideal for keeping seasonal items neatly tucked away.

The heart of the home is the impressive open-plan kitchen, living and dining area. Designed with modern family life in mind, this generous space is filled with natural light thanks to the large French doors, which open directly onto the garden and create a seamless connection between indoors and out. A breakfast bar and ample space for a large dining table make it ideal for both everyday living and entertaining.

Leading off the kitchen is a practical utility room, providing additional storage and space for laundry appliances, with direct access to the paved side area and driveway, making it especially convenient after walks with the dog or busy family days. A well-presented downstairs WC, finished with tiled flooring and surrounds, completes the ground floor.

On the first floor, the principal bedroom provides a bright and welcoming retreat, complete with fitted wardrobes and a stylish three-piece en-suite shower room featuring a heated towel rail and walk-in shower. Bedroom Two enjoys views over the garden and comfortably accommodates a double bed along with substantial wardrobe space. Dual aspect windows allow plenty of natural light to flood the room throughout the day. Bedroom Three is a further generous double, also overlooking the rear garden, making it an ideal guest room or family bedroom. Finally, bedroom Four is currently arranged as a guest bedroom and benefits from fitted wardrobes. It comfortably accommodates a double bed and would also make an excellent home office or hobby room.

Completing the first floor is the family bathroom is situated immediately to the left at the top of the stairs. Fitted with a four-piece suite including a bath, separate walk-in shower, vanity unit with wash basin and heated towel rail, it offers a practical yet comfortable space for the whole family.

Externally, the property enjoys well-maintained front and rear gardens, with patio areas wrapping around much of the house to provide plenty of outdoor seating and entertaining space. A private driveway offers off-road parking, while the peaceful village setting completes this wonderful family home.

Storth is a sought-after village on the edge of the Arnside & Silverdale National Landscape, offering a peaceful setting surrounded by beautiful countryside. With scenic walks, a welcoming community and excellent access to Milnthorpe, Kendal and the M6, it combines rural charm with everyday convenience.



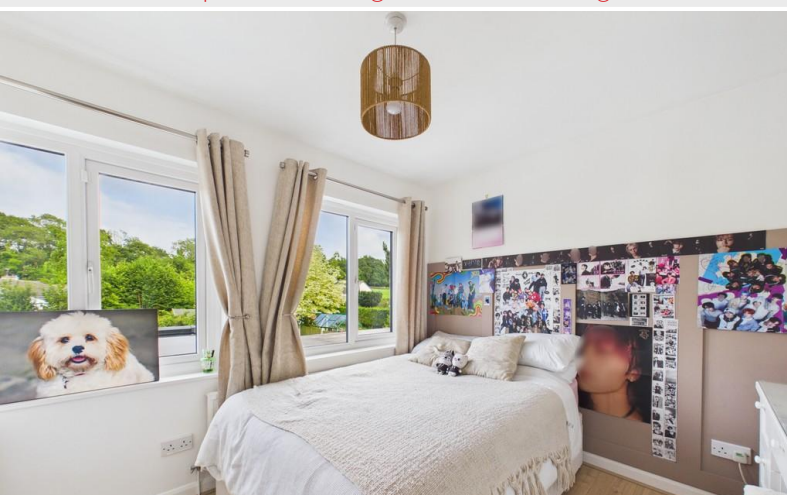
Open Plan Living / Kitchen / Dining



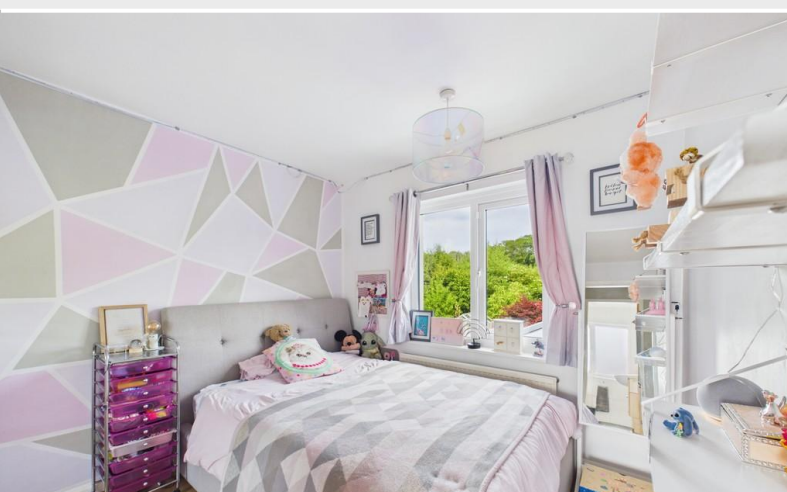
Rear Elevation



Open Plan Living / Kitchen / Dining



Bedroom Two



Bedroom Three



Bedroom Four

#### Accommodation (with approximate dimensions)

**Kitchen** 8' 11" x 13' 7" (2.72m x 4.14m)

**Dining/Living Area** 13' 6" x 31' 0" (4.11m x 9.45m)

**Snug** 14' 7" x 10' 8" (4.44m x 3.25m)

**WC** 5' 9" x 2' 7" (1.75m x 0.79m)

**Utility Room** 13' 10" x 7' 0" (4.22m x 2.13m)

**Family Bathroom** 9' 1" x 8' 9" (2.77m x 2.67m)

**Bedroom One** 9' 10" x 11' 11" (3m x 3.63m)

**En-Suite** 6' 6" x 5' 5" (1.98m x 1.65m)

**Bedroom Two** 8' 10" x 10' 11" (2.69m x 3.33m)

**Bedroom Three** 10' 4" x 8' 9" (3.15m x 2.67m)

**Bedroom Four** 7' 7" x 9' 0" (2.31m x 2.74m)

#### Property Information

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

**Council Tax Band** E Westmorland and Furness Council

**Services** Mains gas, water and electricity.

**Energy Performance Certificate** TBC

**Directions** From the Hackney & Leigh Arnside office, head east along The Promenade towards Station Road. Turn left onto Station Road and continue under the railway bridge, follow the road as it becomes Sandside Road towards Storth.

Continue into Storth and, at the village green, turn right onto Storth Road, follow Storth Road for approximately 0.3 miles then turn left onto Paddock Way.

Continue along Paddock Way, following the road around to the right No. 29 is towards the end of the cul-de-sac on the left-hand side.

**What3Words** ///congratulations.forensic.destined

**Disclaimer** 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 02/07/2026.



Bedroom One



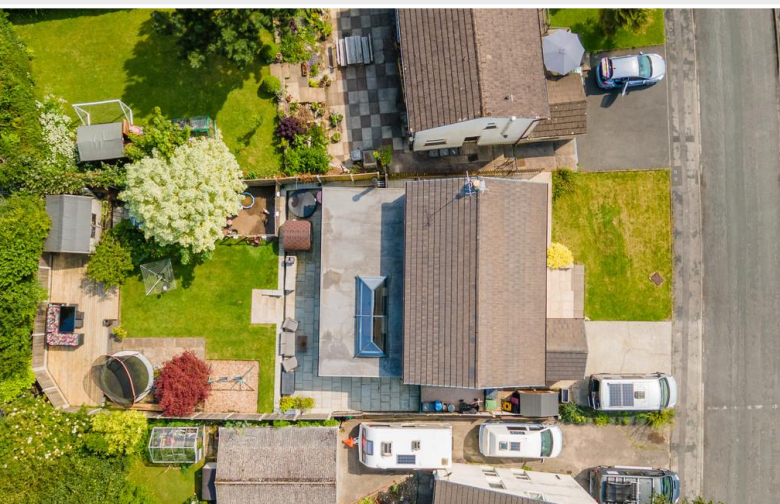
Bedroom One En Suite



Rear Garden



Rear Garden



29 Paddock Way

**Anti Money Laundering Regulations** 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).

# Meet the Team

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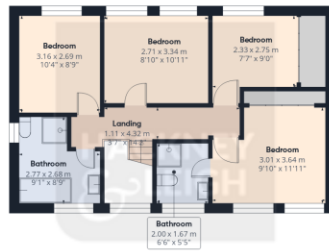
Floor 0

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

145.1 m<sup>2</sup>  
1561 ft<sup>2</sup>

Balconies and terraces

33.2 m<sup>2</sup>  
357 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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