



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Sand End - Storth





Features

- Two double bedrooms, the master with an ensuite bathroom and private balcony
- Beautiful gardens to the front and rear
- A wonderful garden room to enjoy with light, power and an internet connection
- Benefitting from a large, detached garage and a newly resurfaced driveway with space to accommodate 3/4 vehicles
- Finished to a high standard throughout

This beautifully updated dormer bungalow offers spacious, light-filled living in a peaceful and sought-after location, complete with elevated views and impressive gardens. Downstairs, the bright living room overlooks the front garden and features a cosy log-burning stove. The modern oak kitchen has excellent storage, quality appliances, and flows into a vaulted rear porch leading straight to the rear garden. There's also a second double bedroom and a handy WC. Upstairs, the luxurious master suite is a true retreat – a large, sunlit bedroom with private decked balcony for morning coffee or evening wine, plus a sleek en-suite,

dressing room, and an extra storage room. Outside, you'll find beautifully landscaped gardens with a lawn, mature planting, colourful borders, and seating areas – perfect for relaxing or entertaining. you can also fine a large detached garage, parking for 3/4 vehicles and a wonderful garden room located at the end of the garden to enjoy the views. Move-in ready and finished to a very high standard throughout, this home offers the perfect blend of style, comfort, and countryside charm. Storth village is set within an Area of Outstanding Natural Beauty and boasts a Post Office combined with a community shop and is conveniently located

within close proximity to Arnside and also Milnthorpe which offers a range of restaurants, takeaways, a supermarket, petrol station and Dallam secondary school. The village itself has Storth Primary School (rated GOOD by Ofsted) and there are good transport links from Arnside with regular bus services, a 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

Entrance porch - A bright and welcoming entrance porch, offering a practical area to remove shoes and coats before entering the main living accommodation.

Hallway - A generous hallway featuring a stylish Karndean floor, a striking tall radiator, and access to all ground floor rooms.

Living room - A bright and spacious living room boasting a large picture window that beautifully frames views of the front garden. A feature log-burning stove adds warmth and character and is complemented by the hardwood oak floor. This room is the perfect space for the whole family to relax.

Kitchen - A stylish kitchen featuring an abundance of oak shaker-style base and wall units paired with dark work surfaces. Integrated appliances include an oven and grill, induction hob with extractor above, and a washing machine. Dual-aspect windows offer pleasant views outside and plenty of natural light, while a Karndean floor and feature tall radiator complete the space. Access leads into the rear porch.

Dining room - Open to the hallway, this naturally bright room enjoys lovely garden views and offers access via the oak staircase up to bedroom 1. There is ample space to comfortably accommodate a dining table for six, making it an ideal setting for both everyday meals and entertaining.

Bedroom 2 - A bright double bedroom enjoying peaceful views over the rear garden through the large picture window.



Rear porch - A practical space with a feature vaulted ceiling, ideal for removing and storing coats and shoes, featuring views to the rear garden and a continuation of the Karndean flooring from the kitchen.

WC - Fitted with a WC and a hand basin set within a vanity unit, this space also features a wooden floor, a heated towel rail, and benefits from natural light filtering through the frosted window.

FIRST FLOOR

Bedroom 1 - An impressive main bedroom filled with natural light from Velux windows, with the added benefit of French doors opening onto a private decked area - perfect for a morning coffee or evening glass of wine. Comfortable and inviting, this is a relaxing space to unwind, with the added benefit of handy eaves storage.

En-suite - A bright and spacious bathroom featuring a four-piece suite, including a luxurious corner bath, a mains-fed shower in a separate cubicle, a hand basin, and W.C. A floor-to-ceiling built-in cupboard offers fitted shelving, with additional storage units and useful eaves storage ensuring everything has its place. Natural light pours in through the Velux window, creating a fresh and airy feel.

Dressing room - A fantastic walk-in space accessed from bedroom 1, thoughtfully designed for storing clothes and personal items, complete with fitted shelving and hanging rails.

Additional storage room - A versatile space accessed through the walk-in dressing room from bedroom 1, featuring a Velux window that fills the room with natural light and a radiator for added comfort - ideal for storage or further use.

Externally

Outside, you'll find beautifully landscaped gardens with a lawn, mature planting, colourful borders, and seating areas - perfect for relaxing or entertaining. you can also fine a large detached garage, parking for 3/4 vehicles and a wonderful garden room located at the end of the garden to enjoy the views.

Garden summer house - A bright and versatile space, currently used as an office, but equally ideal as a summer house for relaxing and enjoying the beautiful garden views. Equipped with electricity, lighting and internet, with external water taps for convenience. A decked area just outside extends the usable space, perfect for warmer months.

Garage - A generously proportioned garage featuring an up-and-over front door, with power and lighting installed. Side windows allow natural light to flood in, making it ideal for parking, storage, or for use as a workshop.

Useful Information

House built - 1964.

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

Heating - Gas central heating (boiler installed 2022).

Drainage - Mains.

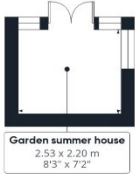
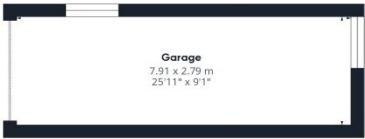
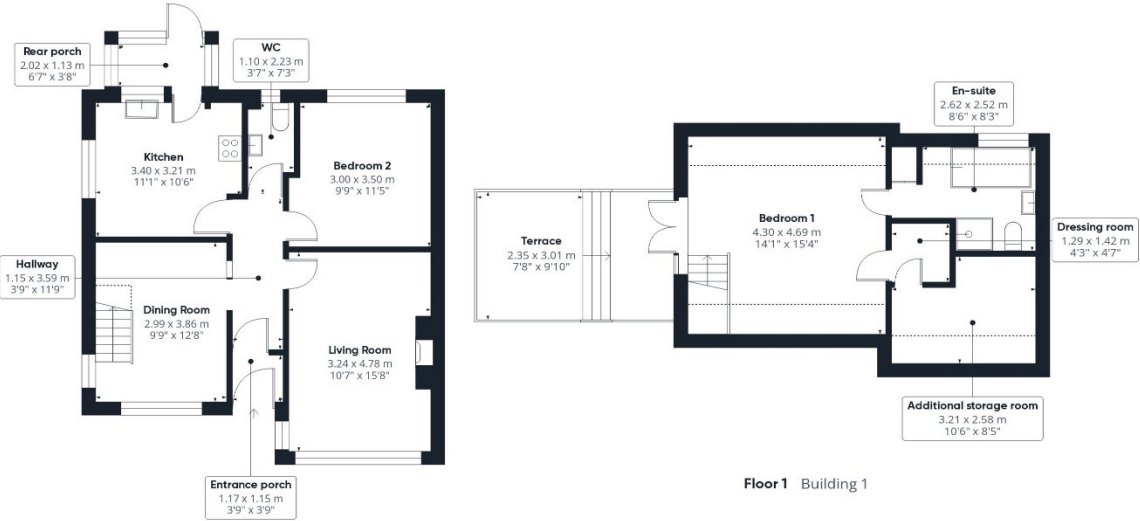
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Approximate total area^m

123.2 m²
1325 ft²

Balconies and terraces

13.4 m²
144 ft²

Reduced headroom

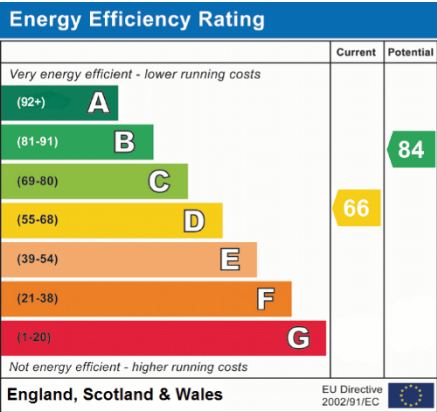
9.4 m²
101 ft²

(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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