



7 Old Myse







## 7 Old Myse

Storth, Milnthorpe, LA7 7HQ

Situated in a peaceful position on Old Myse in Storth, this property enjoys flexible, well appointed accommodation, with off road parking, a double garage and wrap around garden; ideal for families with close access to the local school, park and walking routes nearby.

Offering four great sized bedrooms, one of which en suite, family bathroom and open plan kitchen diner with utility, as well as an office and separate living room, this home is ready for a new family to make their own.

### Quick Overview

Detached Family Home

Four Bedrooms & Two Bathrooms

Open Plan Kitchen/Diner & Separate Living Room

Office & Handy Utility Space

Light & Bright Throughout

Wrap Around Garden

Double Garage & Driveway

Close to Local Amenities

Walking Routes Close By

Superfast Broadband Available





## Location

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Located in an area of Outstanding Natural Beauty, Storth has an array of clubs and activities for families and people of all ages. A Post Office/village shop on the shores of the Kent estuary has views towards the Lakeland Fells, and there is a good primary and nursery school in the village, as well as excellent secondary schools within the catchment area.

A variety of shops, pubs, restaurants and supermarkets are all easily accessed from the nearby villages of Arnside and Milnthorpe.

With good transport links, The M6 is only 8 miles away and the West Coast Main Line stops in Arnside, one and a half miles away, giving access to Manchester, Lancaster, Barrow and beyond. The Lake District, Trough of Bowland and the Yorkshire Dales are just 12-15 miles away in each direction.





# Welcome



## Specifications

**Open Plan Kitchen/Diner**  
12' 09" x 31' 02" (3.89m x 9.5m)

**Utility**  
5' 11" x 8' 06" (1.8m x 2.59m)

Welcome to 7 Old Myse, a detached family home within the peaceful village of Storth, offering a welcoming community with village school, park and local post office/village shop, as well as only being a short drive from both the Seaside village of Arnside and Milnthorpe.

On approach to the property, follow the cul de sac to the end where you will find 7 Old Myse situated in a generous corner plot with driveway for off road parking and a double garage. Step through the door where you are welcomed into the entrance hall, providing access into the living spaces. A handy cloakroom with W.C. and pedestal sink provides hanging space and storage for kicking off muddy boots.

Firstly, you are welcomed into the open plan kitchen-dining room; a light and bright space with triple aspect windows and sliding doors to the rear into the garden, making a great room for entertaining with ample space for a dining table and additional seating for guests. The kitchen itself is well-fitted with wall and base units, complementary work top and tiled splashbacks and one and a half sink with drainer. Integrated appliances include a fridge/freezer, dishwasher and oven with four ring gas hob and extractor over. A handy utility to the left provides great additional storage with plumbing for a washing machine and a door into the garden.







## Generous Living Spaces

### Specifications

#### Living Room

12' 02" x 18' 04" (3.71m x 5.59m)

#### Study

7' 03" x 8' 02" (2.21m x 2.49m)

Follow back into the hallway where you will find a handy office to the left; great for those who work from home with a rear aspect window and ample space for furniture as required, as well as an under stairs cupboard to the right for additional storage.

Straight ahead, you are welcomed into the living room; a generous, light and bright space with triple aspect windows and sliding doors creating a seamless flow into the garden, great for entertaining in the summer, or as a retreat to cosy down with family in the winter months.





# Light & Airy Bedrooms

Follow the stairs to the first floor where you will find the four bedrooms, all light, bright and enjoying dual aspect windows with generous accommodation. Firstly, you are welcomed into bedroom two; a great double with windows overlooking the park and dual integrated wardrobes, enhancing the space and providing great storage for clothes and shoes. A handy airing cupboard also provides shelving for additional necessities.

Bedroom three is also a double, with ample space for additional furniture to suit whilst bedroom four is a smaller double room, great for guests with space for furniture as desired. The family bathroom comprises a panelled bath with hand held shower attachment, pedestal sink, W.C., towel rail and complementary part tiled walls and flooring to finish.

## Specifications

**Bedroom Two**  
11' 09" x 16' 05" (3.58m x 5m)

**Bedroom Three**  
12' 02" x 9' 10" (3.71m x 3m)

**Bedroom Four**  
12' 02" x 8' 06" (3.71m x 2.59m)







# The Master Suite

**Specifications**  
**Bedroom One**  
18' 04" x 14' 5" (5.59m x 4.40m)

On the first floor, you'll find the family bathroom on the left, featuring a bath, a corner shower, a basin with a cupboard below, and a low-level WC. You'll also have access to bedroom three with a Velux window and carpeted flooring, complete with HDMI sockets built-in. This room leads to bedroom five, which has a small window and the potential to be converted into an en-suite. Bedroom four can be found at the front of the property, boasting a Velux window and a window overlooking the side aspect.











## Outside

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The property enjoys a corner position with an attractive wrap around garden, mostly laid to lawn with patio areas for outdoor seating and views over the park.

**Parking** The driveway offers off road parking for a number of cars.

**Double Garage** A double garage offers additional parking and storage with up and over doors, light and power.

## Important Information

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**Services:**

Mains gas, water, drainage and electricity.

**Energy Performance Certificate:**

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

**Council Tax Band :**

Band F. Westmorland and Furness Council.

**Tenure:**

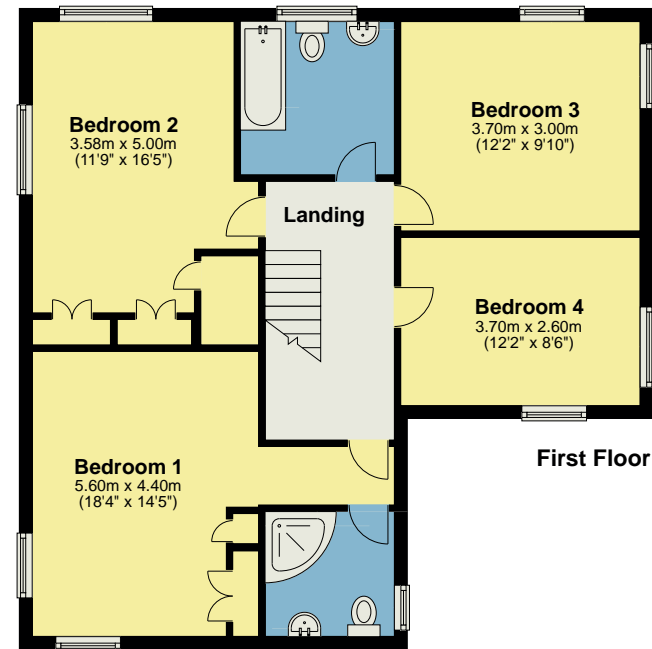
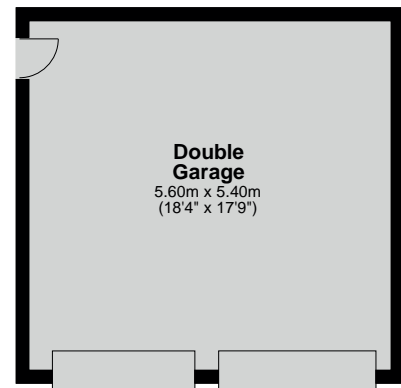
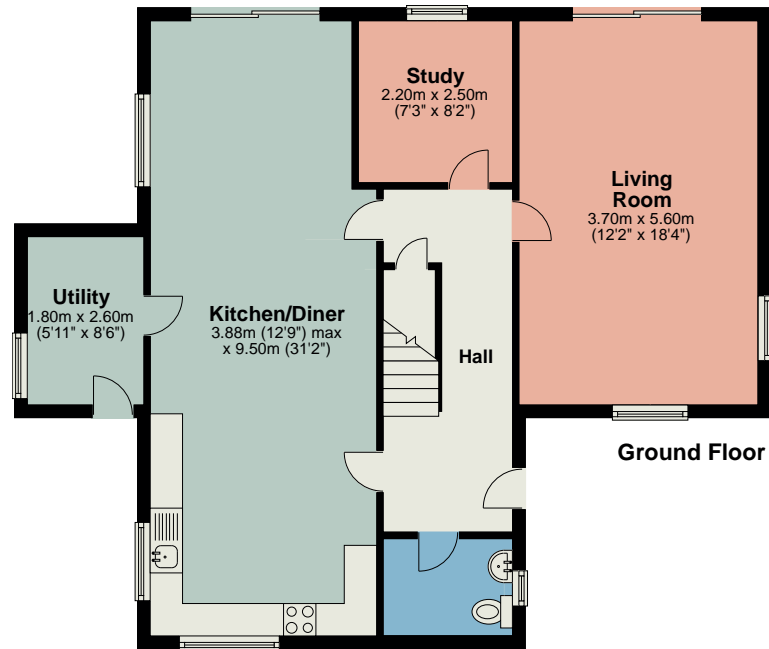
Freehold. Vacant possession upon completion.

**What3words:**

///petulant.ritual.jukebox







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: AR2552



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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

The Promenade, Arnside, Cumbria, LA5 0HF  
arnsidesales@hackney-leigh.co.uk

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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