

Storth

£550,000

7 Old Myse, Storth, Cumbria, 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



4



3



2



D



Superfast
Broadband



Driveway &
Double Garage

Property Reference: AR2552



Living Room



Kitchen



Living Room



Kitchen Dining Living Room

Location 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.

Property Overview 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.

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.

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



Kitchen Dining Living Room



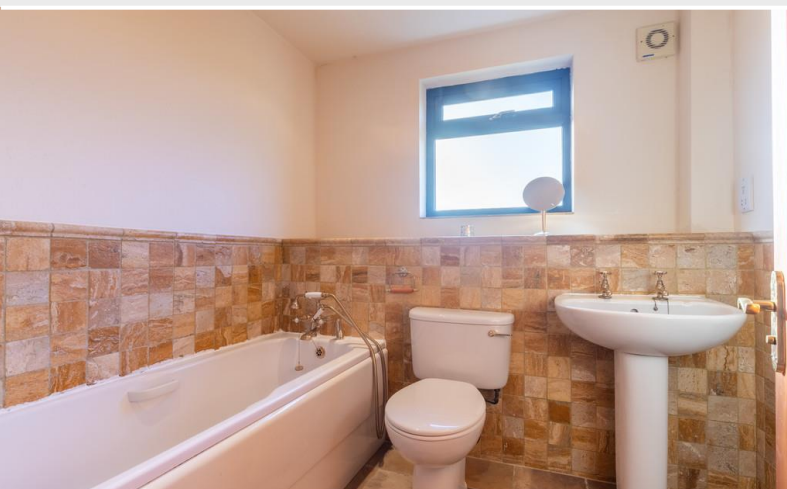
Study



Hallway



Landing



Family Bathroom



Master Bedroom and Ensuite

comprises a panelled bath with hand held shower attachment, pedestal sink, W.C., towel rail and complementary part tiled walls and flooring to finish.

Finally, bedroom one is situated to the front of the property, with an inner hall leading into the en suite comprising a corner shower, pedestal sink and W.C. with part tiled walls and floor. The bedroom itself is a generous size, again enjoying dual aspect windows with views over to the Howgills and double integrated wardrobes providing ample storage.

Overall, this home has plenty on offer for growing families and those looking for a peaceful, countryside lifestyle with close access to local amenities within a welcoming community area.

Outside 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.

What3words [///petulant.ritual.jukebox](https://petulant.ritual.jukebox)

Accommodation (with approximate dimensions)

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)

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

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

First Floor

Bedroom One 18' 04" x 14' 5" (5.59m x 4.39m)

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)

Double Garage 18' 04" x 17' 09" (5.59m x 5.41m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council. Band F.

Tenure Freehold. Vacant possession upon completion.

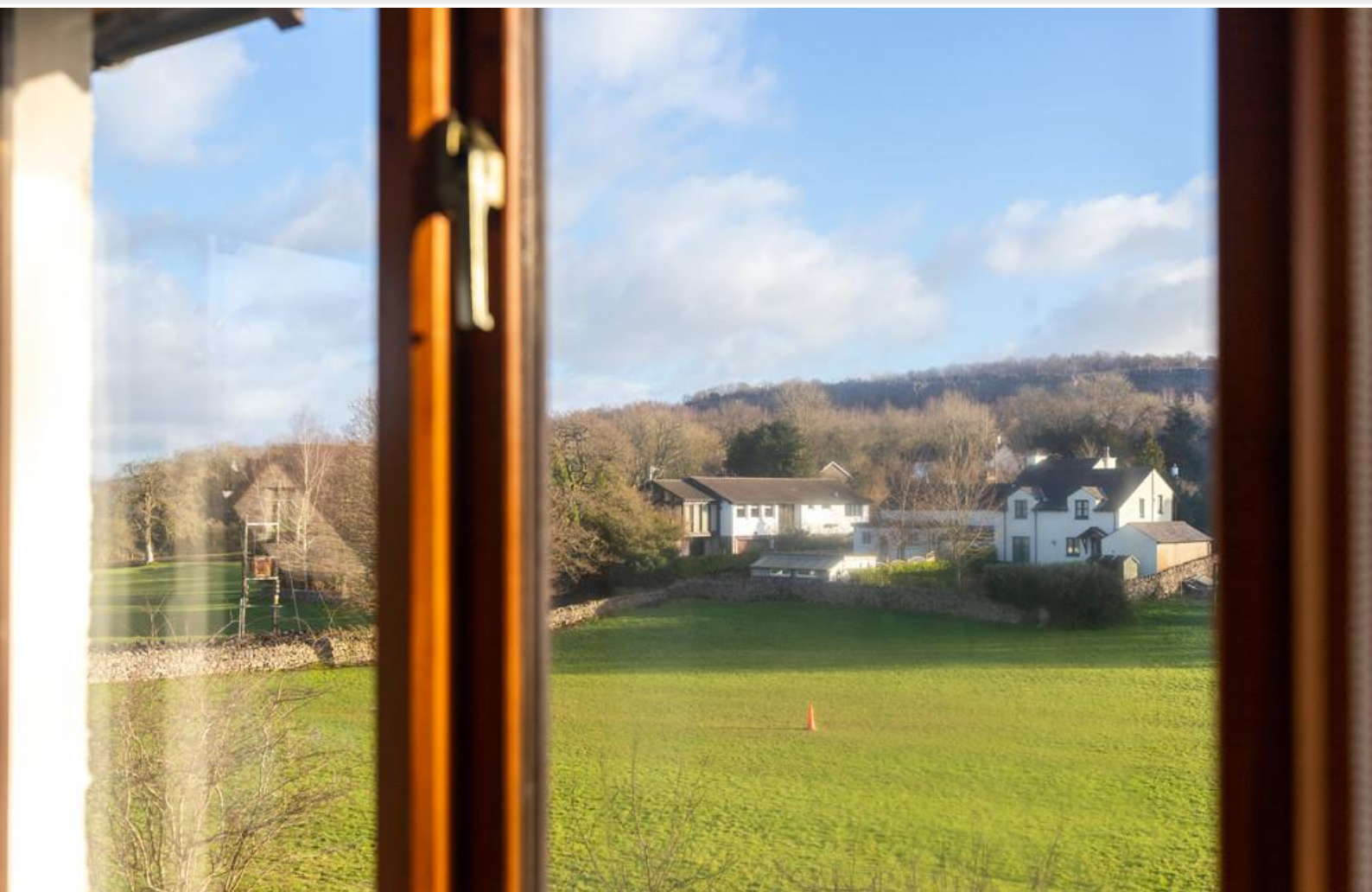
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Master Bedroom



Master Bedroom View



Ensuite Shower Room



Bedroom Three

Request a Viewing Online or Call 01524 761806

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
lettings@hackney-leigh.co.uk



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



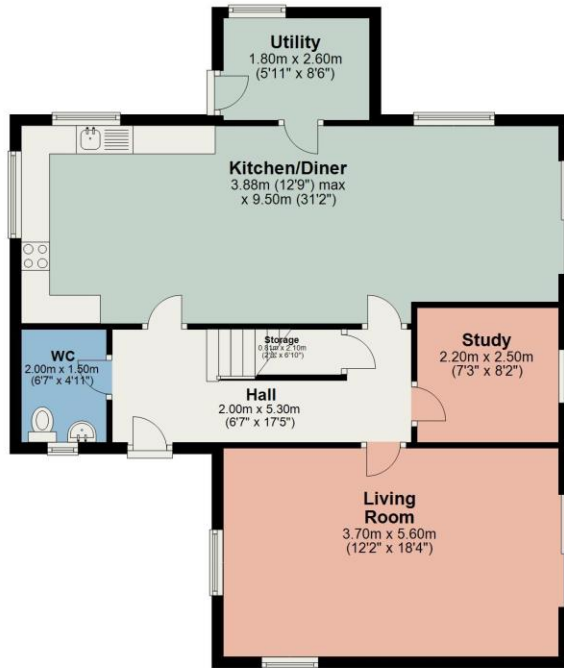
Need help with **conveyancing**? Call us on: **01539 792032**



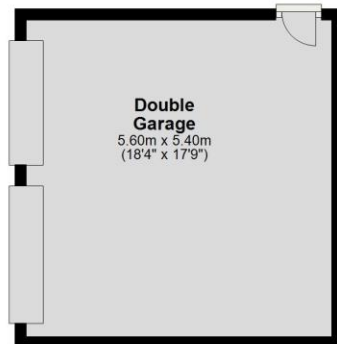
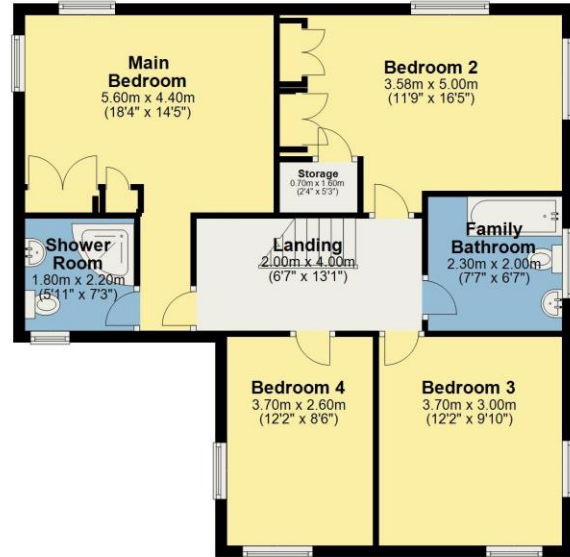
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Ground Floor



First Floor



Total area: approx. 184.9 sq. metres (1990.6 sq. feet)

For illustrative purposes only. Not to scale. REF
Plan produced using PlanUp.

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 04/12/2024.

Request a Viewing Online or Call 01524 761806