

Storth

£365,000

35 Burntbarrow, Storth, LA7 7JW

Nestled on a fantastic corner plot in the tranquil village of Storth, 35 Burntbarrow is a beautifully presented detached three-bedroom true bungalow. This charming home offers distant views of the Lakeland Fells and features ample living spaces throughout, perfect for those seeking peaceful living in a picturesque setting.

Quick Overview

Beautifully Presented Detached Bungalow
Wrap Around Garden
Ample Off Street Parking and Detached Garage
New Garage Roof, Soffit and Fascias in 2024
Peaceful Residential Village Location
Three Good Sized Bedrooms
Views of the Lakeland Fells
No Chain Delay
Array of Walks on your Doorstep
Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

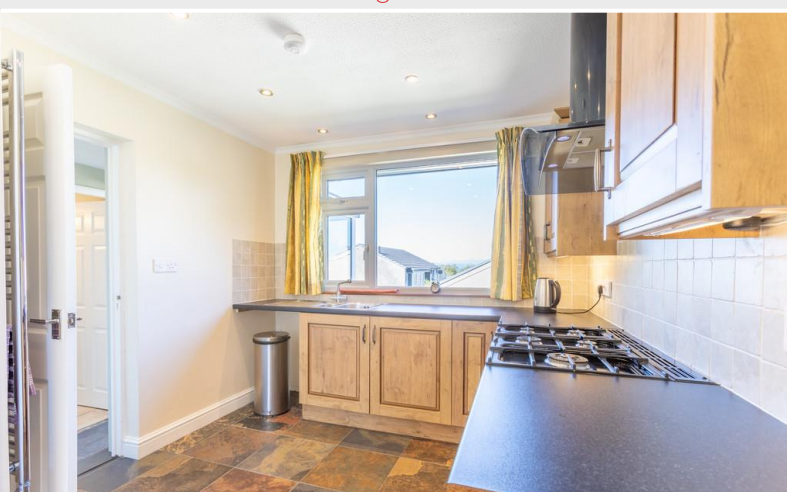
Property Reference: AR2602



Living Room



Living Room



Kitchen



Kitchen

Location Storth has many 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. There is a good primary and nursery school in the village and 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 Step into this beautifully presented bungalow and immediately feel the warmth and bright, airy atmosphere it exudes. A blank canvas, the home is ready for its new owner's personal touch.

The living room is a welcoming space, filled with natural light streaming through the lovely bay window. From here, flow seamlessly into the well-equipped kitchen, featuring a tiled floor, tiled splashback, and a sunny rear outlook offering glimpses of the distant Lakeland Fells.

From the kitchen, you'll find a separate W.C. and access to the garage, which is fully equipped with power and lighting. The sunroom, perfect for relaxation, also provides access to the rear garden.

The bungalow boasts three generously sized double bedrooms, ideal for those seeking single-level living without sacrificing space. Each bedroom is tastefully decorated in neutral tones with off-white walls and cosy carpeting.

Completing the home is a modern four-piece bathroom, elegantly finished with stylish tile surrounds. It includes a walk-in shower cubicle, bathtub, pedestal sink, and toilet, all complemented by sleek chrome fixtures.

Outside & Parking Externally, the property enjoys a peaceful cul-de-sac position, featuring a charming wrap-around garden. The front offers off-street parking, a garage, and a neatly maintained lawn with a pathway leading around to the rear.

The rear garden provides additional off-street parking if needed, along with a delightful array of flowers and shrubs. It also includes a convenient undercroft, offering ideal extra storage space.



Sun Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



W.C.

Directions From the Arnside Office, proceed along Station Road passing the station on the left. Turn left under the railway bridge signposted Milnthorpe. Follow the road past the Garden Centre and over the bridge and take the second right onto Storth Road follow this down to the end of the road. At the crossroads turn left and Burntbarrow is the 2nd left. Number 35 Burntbarrow is located on your left hand side.

What3Words ///enjoys.clubs.remote

Accommodation with approximate dimensions

Living Room 15' 11" x 12' 2" (4.85m x 3.71m)

Kitchen 11' 4" x 9' 3" (3.45m x 2.82m)

Sun Room 9' 5" x 9' 2" (2.87m x 2.79m)

Bedroom One 9' 4" x 12' 4" (2.84m x 3.76m)

Bedroom Two 14' 3" x 9' 5" (4.34m x 2.87m)

Bedroom Three 11' 5" x 8' 6" (3.48m x 2.59m)

Garage 14' 4" x 10' 3" (4.37m x 3.12m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Westmorland & Furness Council

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.

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).



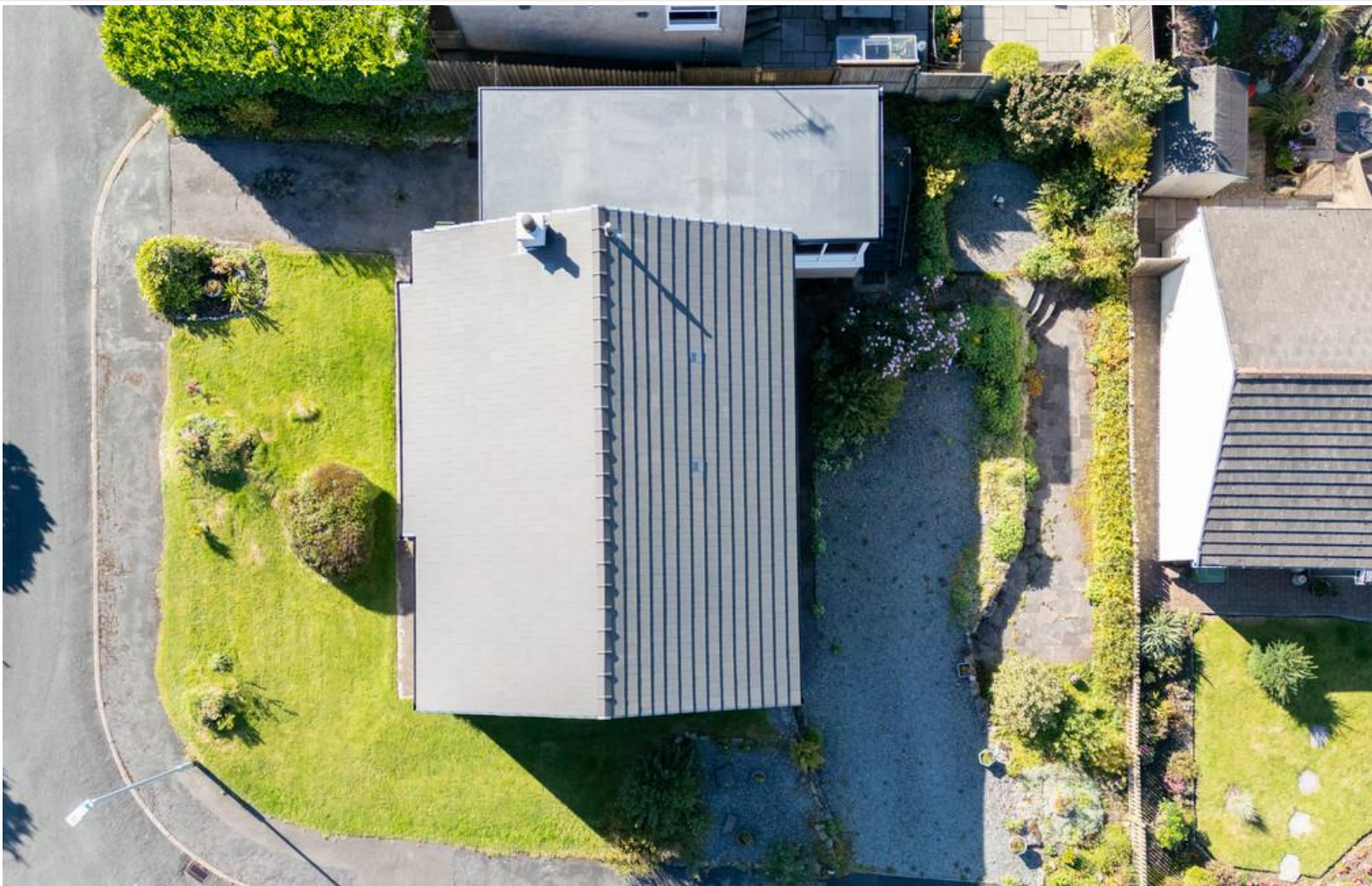
35 Burntbarrow Drone View



35 Burntbarrow Rear Garden



35 Burntbarrow



35 Burntbarrow Drove View

Request a Viewing Online or Call 01524 761806

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Ground Floor

Approx. 99.2 sq. metres (1067.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)

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: Plan produced using PlanUp.

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