



PRICE £322,500

LIMECROFT, 1 CHAPEL CLOSE, STORTH, MILNTHORPE, CUMBRIA, LA7 7BU

A beautifully presented character cottage which boasts charm and many original character features. The cottage is naturally light and airy throughout and benefits from delightful views over the garden and far-reaching views towards Lakeland fells in the distance.

**POOLE
TOWNSEND**



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1



Driveway
Parking

Kitchen



DIRECTIONS

From our offices in Milnthorpe continue past The Ship Inn public house and take the next left hand turning into Storth. Proceed through the village of Storth passing the right hand turn for Langdale Crescent and take the next right hand turn into Chapel Close where you will find Limecroft immediately on your left hand side.

LOCATION

Centrally located, the property boasts a peaceful situation within the picturesque rural village of Storth. The property provides easy access on foot to Storth C of E primary school, the village shop and picturesque scenic walks. The market town of Milnthorpe and the popular coastal resort of Arnsdale form mainline commuter rail links to Manchester airport and London Euston which are a short drive away.

DESCRIPTION

This traditional period cottage has been extended and updated whilst still retaining many of the original character features and charm within the property. The property is approached via paved driveway parking for two vehicles alongside a rockery garden with planted flowers. An attached porch provides space for coats and shoes and an internal door opens into a central dining hall. All of the accommodation to the ground floor extends the full width of the property and benefits from dual aspect windows bathing the rooms in natural sunlight.

The lounge is located off the central dining hall and provides a cosy reception room with exposed beams and stonework within a central chimney breast housing a wood burning stove. The dining hall provides a versatile reception space to be used as a further sitting room or dining room with ornate tiled flooring and a central chimney breast housing a modern gas fire.

The kitchen is located off the dining hall and provides a spacious open plan breakfast kitchen. The kitchen has been fitted with a wide range of farmhouse style wall and base units with a contrasting work surface over housing a one and a half sink drainer with mixer tap. Fitted within the units is a range cooker with electric oven, five ring gas hob and extractor hood over, fridge freezer, dishwasher and plumbing for a washing machine and dryer. Double doors from the dining area open onto the rear garden.

Stairs lead up to a split landing providing access to three double bedrooms and bathroom. The bathroom comprises of a three-piece suite to include a P shaped bath with wall mounted shower attachment over, WC and pedestal wash hand basin surrounded by full height tiling.

Outside, there is a private and enclosed paved patio seating area with access to a potting shed.

There is an additional raised lawn garden with planted flower bed borders and raised vegetable beds. Please note that the raised garden area is subject to a £25 per annum peppercorn rent payable to the church.

TENURE

Freehold

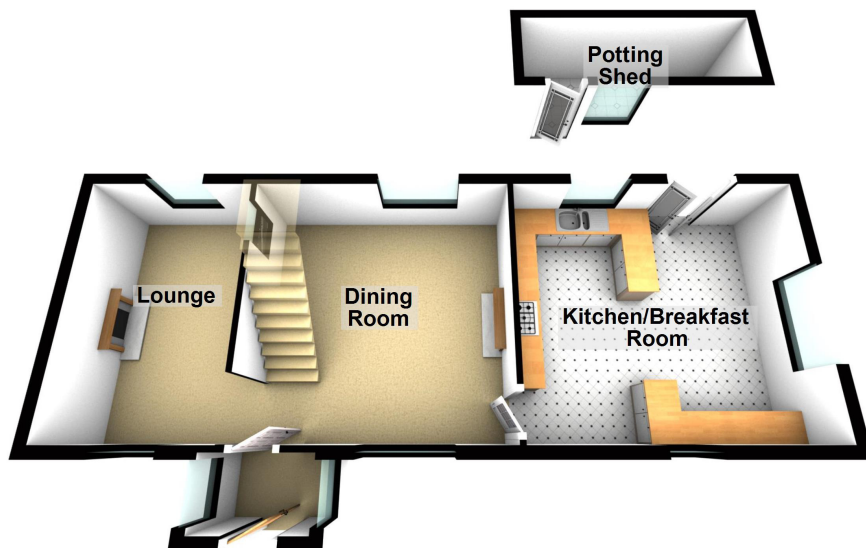


What we love about the property.....

"A beautiful character cottage situated in a peaceful village location which will appeal to those looking for a main residence or second home."

Property layout

Ground Floor



ROOM DIMENSIONS

Lounge

8'11 (2.74 m) X 13'0 (3.98 m)

Dining Hall

14'2 (4.33 m) X 13'5 (4.11 m)

Breakfast Kitchen

15'4 (4.69 m) X 14'1 (4.30 m) maximum measurements

Bedroom One

9'0 (2.77 m) X 13'0 (3.98 m) maximum measurements

Bedroom Two

12'5 (3.81 m) X 9'8 (2.96 m) new maximum measurements

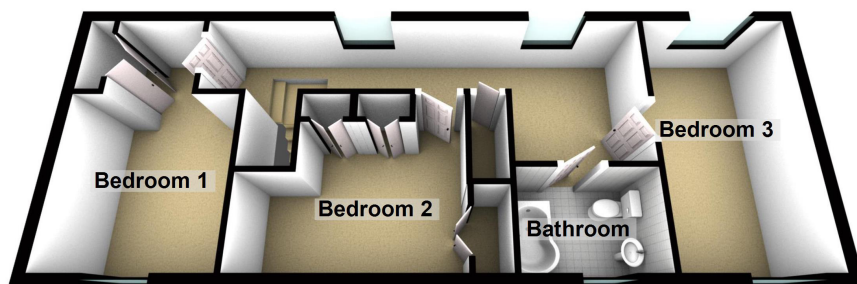
Bedroom Three

6'6 (2.00 m) X 15'4 (4.69 m) maximum measurements

Bathroom

7'4 (2.25 m) X 15'4 (1.63 m)

First Floor



Your viewing appointment is on _____

Additional information

Council Tax Band: E
Local authority: South Lakeland District Council
Services: Mains gas, electric, water

EPC Rating = F

Your mortgage arrangements

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.

Visit us at

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We are open

Monday – Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Our team are available weekdays 8am til 8pm

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.
Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>