



**HACKNEY  
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Sales

Woodgarth Lodge, Storth

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Woodgarth Lodge



Driveway



Garden

## Woodgarth Lodge

£450,000

Woodgarth Lodge

Storth Road

Storth

Milnthorpe

Cumbria

LA7 7HS

This delightful 3/4 bedroomed detached home sits in an elevated position overlooking its beautiful landscaped gardens. Offering light, airy, well-balanced accommodation there is also a useful detached studio / hobby room and ample easy parking.

Superbly located close to the heart of this popular village yet with the feeling of being entirely on its own. A real must see!

## Accommodation (with approximate dimensions)

### Main Entrance into:

**Conservatory** with triple aspect, tiled floor and double-glazed door into:

**Hallway** half panelled walls, feature mirror, carpet, radiator and understairs storage cupboard with light and hot water cylinder. Leading to:

**Spacious Inner Hall** with radiator and stairs leading to the first floor.

**Lounge** 16' 5" x 15' 2" (into bay)" (5m x 4.62m) double-glazed window with views over the rear garden, wood fireplace with tile inserts with electric coal-effect fire on a tiled hearth, carpet and two radiators. Door to the patio and rear garden.

**Sitting Room / Bedroom 4** 14' 10" x 12' 00" (into bay)" (4.52m x 3.66m) with double-glazed bay window with views over the rear garden, feature stone fireplace with gas living flame fire on a marble hearth, carpet and radiator.



Sitting Room/Bedroom 4



Lounge



Hallway



Dining Room



Kitchen



Bedroom 2

**Dining Room** 14' 0" x 12' 1" (into bay)" (4.27m x 3.68m) with double-glazed bay window, carpet and radiator. Leading into:

**Kitchen** 13' 3" x 7' 11" (4.04m x 2.41m) a range of wall and base units, partially tiled walls, Hotpoint gas hob with cooker hood over, integrated Hotpoint double oven, stainless steel 1 1/2 bowl sink unit, space for dishwasher, radiator.

**Utility Room** a range of wall and base units, tiled floor, partially tiled walls, Vaillant gas boiler, space for fridge freezer, washing machine and tumble dryer, radiator.

Door leading to side decking.

**Bedroom 2** 12' 0" x 9' 11" (3.66m x 3.02m) double-glazed window, carpet and radiator.

**Bedroom 3** 11' 11" x 8' 0" (3.63m x 2.44m) with double-glazed windows, carpet and radiator.

**Family Bathroom** fully tiled with bath, separate shower cubicle, wash hand basin, W.C., double-glazed window, carpet and radiator.



Bedroom 1



En-Suite



Hallway

### First Floor

**Galleried Landing** with two Velux windows and access to under eaves storage.

**Bedroom 1** 15' 2" x 15' 1 (max)" (4.62m x 4.6m) with feature traingular window overlooking the landscaped rear garden, fitted wardrobe and drawer units, carpet and radiator.

**En-Suite** tiled with bath, separate shower cubicle, wash hand basin, W.C., heated towel rail, Velux window and radiator.

### Outside

**Front Garden** A five bar gate leads onto the tarmac drive providing additional parking and access to the garage. Private front garden with flower and shrub borders.

**Garage** 16' 7" x 11' 1" (5.05m x 3.38m) with up and over door, power, light and double-glazed window and side door.

**Studio / Hobby Room** 9' 2" x 7' 9" (2.79m x 2.36m) slate roofed building with concrete floor, power, light and double-glazed window and door.

**Side Garden** paved and decked patio area with pergola and flowering climbers.

**Rear Garden** A spectacular terraced garden with paved patio, steps and gravelled paths lead you down the garden past natural limestone outcrop rockeries, and ornamental pond with waterfall leading to a lower pool. Laid to lawn with mature shrubs, trees and flower borders and a slate roofed summer house. Archway leads to the greenhouse, shed and fruit trees that include a Victoria plum and an apple tree.

**Services** Mains gas, water, mains drainage, and electricity.

**Tenure** Freehold

**Council Tax Band 'F' - South Lakeland District Council**

**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.



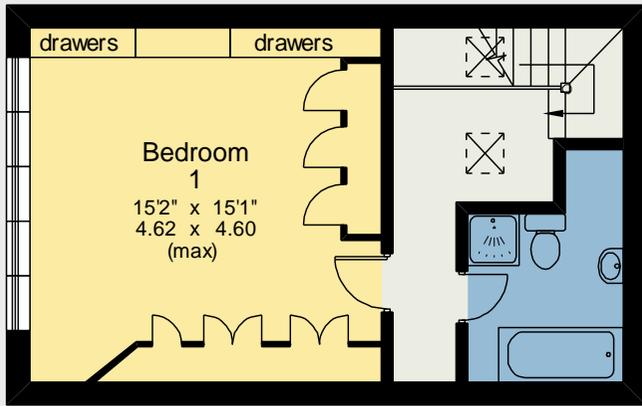
Rear Aspect



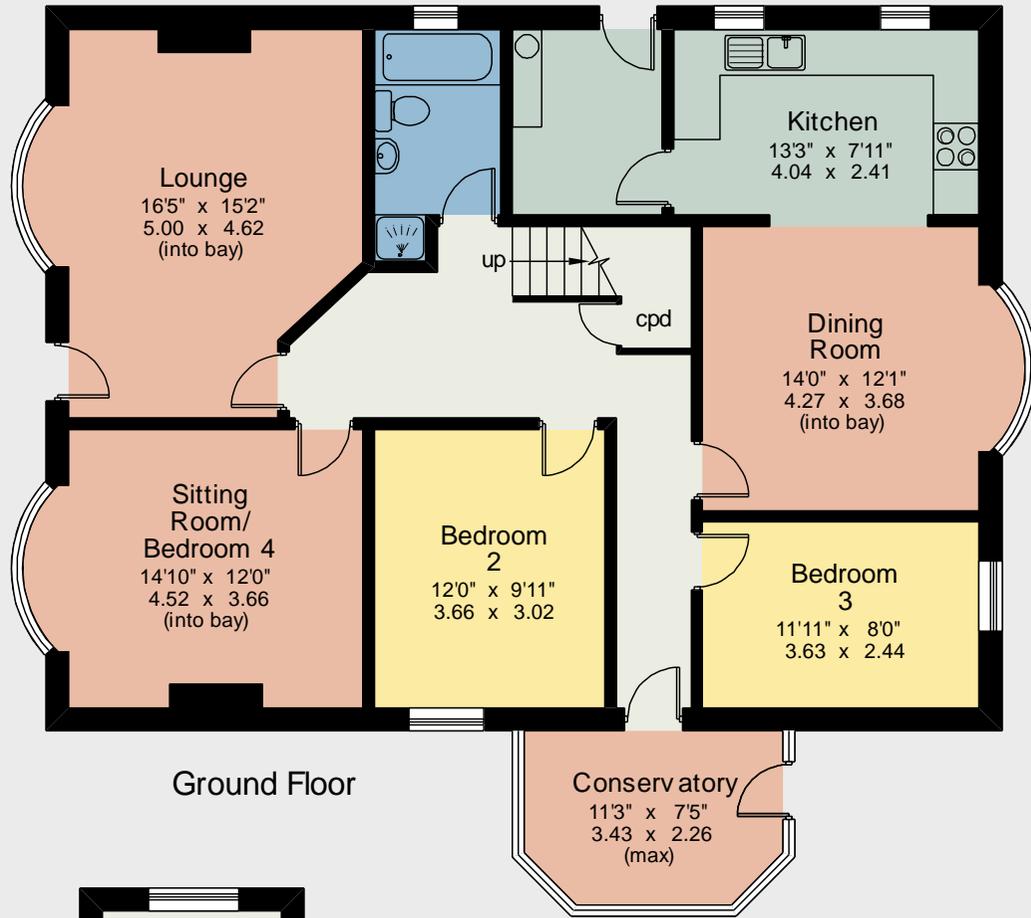
Pond and Summerhouse



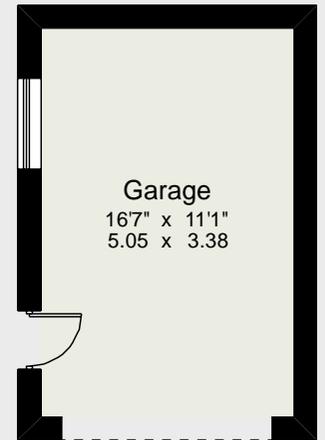
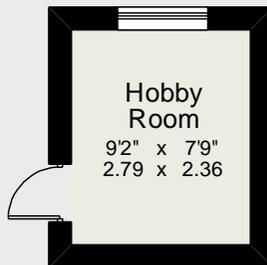
Rear Gardens



First Floor

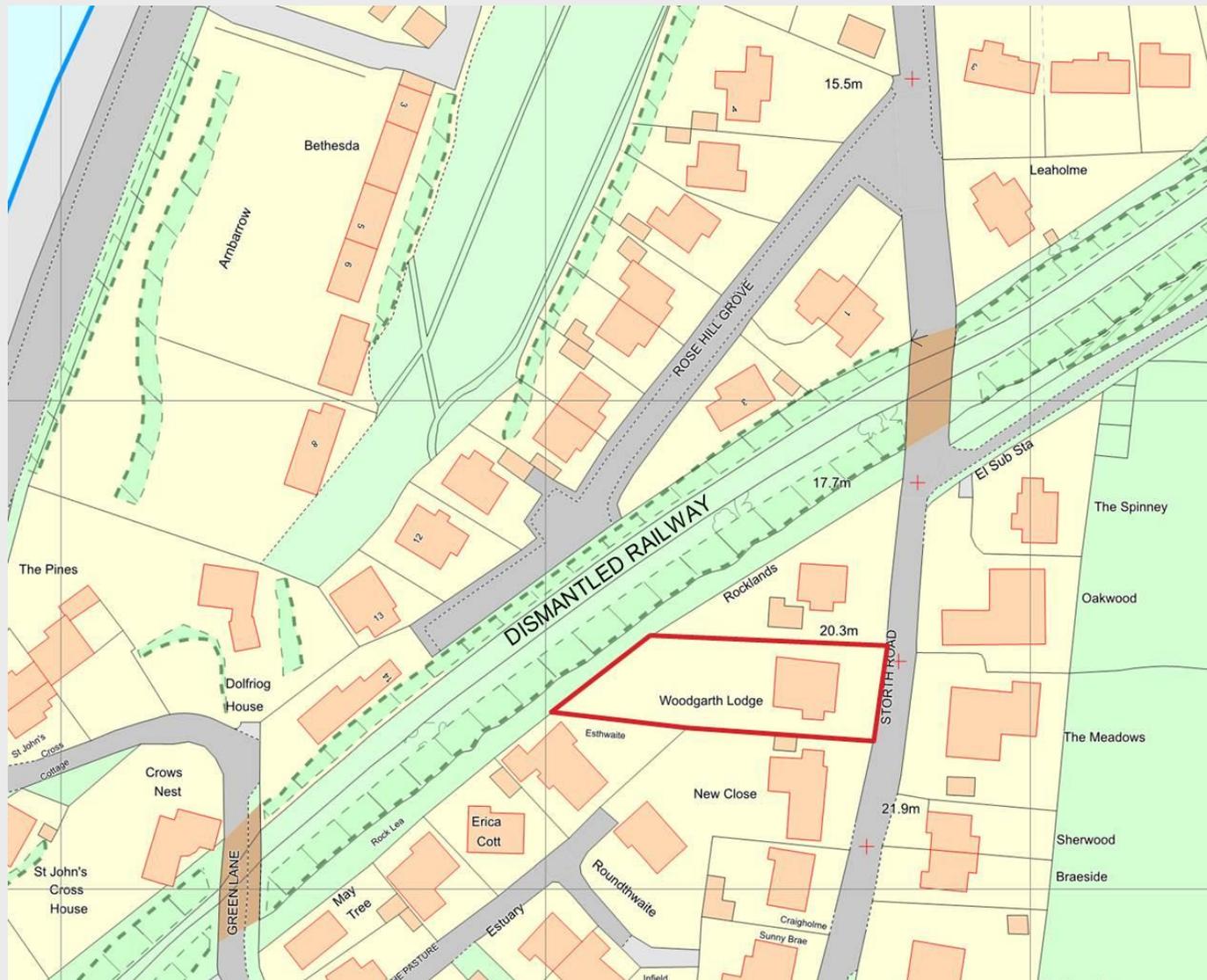


Ground Floor



Approx Gross FloorArea = 1947 Sq. Feet  
= 180.48 Sq. Metres

For illustrative purposes only. Not to scale.



**Location** From the Arnside Office continue along Station Road, turning left under the railway bridge and follow the road to Sandside. Turn right onto Storth Road, pass Rosehill Grove on the right and Woodgarth Lodge can be found a little way up the road on the right behind the white five bar gate.

**Thought from the owner** Situated within an AONB, lovely walks are plentiful, as is the wildlife. Daily amenities are close by and there is easy access to the M6 commuter links North and South.

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