



9 Greenbank Avenue

Curlews

£625,000

Curlews

9 Greenbank Avenue

Storth

Milnthorpe

Cumbria

LA7 7JP

Never before offered to the open market, this individually designed 1970s family home has a wow factor.

The flowing layout takes advantage of 360 degree views of estuary, fells and woodland and is surrounded by lovely gardens.

This house includes four bedrooms and two reception rooms with the landing offering a viewing position or great space for a study.



Living Room



Sun Room

Description A wonderful opportunity to acquire a substantial family home in an enviable position, enjoying panoramic views with a homely family friendly layout. While there is potential to update, the quality of fixtures and high standard of maintenance means that this home is ready to enjoy. The private site is superb with ample parking, being screened and having a garage and workshop, but the views are both outstanding and memorable.

Entrance Double iron gates lead onto a large gravel driveway with access to the front of house, garage and workshop. A lawned area to the left has shrubs and a hedged border. Slate steps lead up to:

Accommodation (with approximate dimensions)

Entrance Porch Glazed door opens onto a slate floored entrance porch with shelving and wall light.

Hallway Opaque glass door leads to the hallway with cloaks cupboard, shelves, slate flooring and radiator.

Inner Hallway Steps lead to the carpeted inner hallway with radiator and large storage cupboard with interior light.

Bedroom 3 13' x 11' (3.96m x 3.35m) with wall lights, carpet, radiator and dual aspect double-glazed windows with fabulous views of the Kent estuary and Lakeland fells.

WC 7' x 3' 6" (2.13m x 1.07m) window with frosted glass, W.C. carpet, feature hand-wash basin and radiator.

Bathroom 11' 6" x 7' (3.51m x 2.13m) with bath, hand-wash basin with integrated storage, large fully tiled shower cubicle with lighting, heated towel rail, fully tiled with feature wall, carpet and radiator.



Open plan living



Kitchen



Living Room



Bedroom 2



Bedroom 3



Bedroom 1

Living Room 13' x 16' (3.96m x 4.88m) a lovely light room with feature green slate fireplace with shelving, carpet, radiator, double-glazed window and large double-glazed sliding patio doors opening on to the garden. A large archway leads to the:

Dining Area 10' x 11' (3.05m x 3.35m) with double-glazed window, wall lighting, carpet and radiator.

Sun Room 9' 6" x 10' (2.9m x 3.05m) A step leads into the sun room with built-in shelving, slate flooring, radiator, double-glazed picture window, additional high level window and large double-glazed, sliding patio doors leading out onto a slate patio. .

Kitchen 21' x 10' (6.4m x 3.05m) with wall and base units, integrated stainless steel sink unit with mixer tap, microwave, Hotpoint oven, Hotpoint halogen Speedglo Plus hob, under cabinet lighting, plumbing for washing machine and space for fridge and freezer. Built-in breakfast bench with radiator below. Wooden flooring. Built-in storage cupboard.

Back Porch with shelving, slate flooring, coal cupboard, useful storage cupboard, double-glazed window and large double-glazed sliding door leading out to the side of the property.

An open tread return staircase leads to the 1st floor

Half landing with glazed wall and storage cupboard.

Landing feature landing with study area and high level windows



Study Area

giving fabulous panoramic views across the Kent Estuary to the Lakeland Fells beyond including Coniston Old Man and the Langdale Pikes. Large storage cupboard and radiator.

Bedroom 2 13' x 11' (3.96m x 3.35m) with built-in wardrobe, vanity unit, carpet, radiator and double-glazed dual aspect windows with views of the Kent Estuary.

Dressing Room 6' 3" x 5' 8" (1.91m x 1.73m) with built-in storage shelves, feature glass wall, carpet, radiator, access to under-eaves

storage and double-glazed window with Kent Estuary views.

WC 3' 6" x 7' (1.07m x 2.13m) with half tiled walls, W.C., feature hand-wash basin, carpet and window with frosted glass.

Bedroom 4/Office 7' x 11' 6" (2.13m x 3.51m) built-in storage shelves, wall lighting, carpet, radiator and large double-glazed window with views of the Lakeland Fells.



Bedroom 4



WC

Bedroom 1 13' x 16' (3.96m x 4.88m) with a large built-in wardrobe and feature storage in the eaves, vanity unit, carpet, radiator, large double-glazed window and double-glazed, sliding patio doors onto the balcony overlooking the garden and fells beyond.

Outside

Workshop 20' x 4' (6.1m x 1.22m) Sink and storage unit with

shelving, oil-fired Statesman boiler and slatted window. Access to the undercroft for storage (limited headroom). Access to the garage.

Garage 20' x 12' (6.1m x 3.66m) Sliding garage door accessed from the driveway, built-in shelving, windows to the adjoining greenhouse and door to the rear garden.

Garden The side of the garage leads to a terraced garden with shrubs, a patio seating area and veg plot. All laid to lawn on the eastern side. From the rear of the garage, a gravel path leads to the rear of the property with large slate patio area with beautiful views across the surrounding countryside to the Cumbrian fells beyond, rockery, rock pond, lawn and flower and shrub borders. A paved path leads to the West side, laid to lawn with flower and shrub borders.

Tenure Freehold.

Services Mains gas, water, electricity and drainage.

Council Tax Band 'G' - 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 Amside Office.



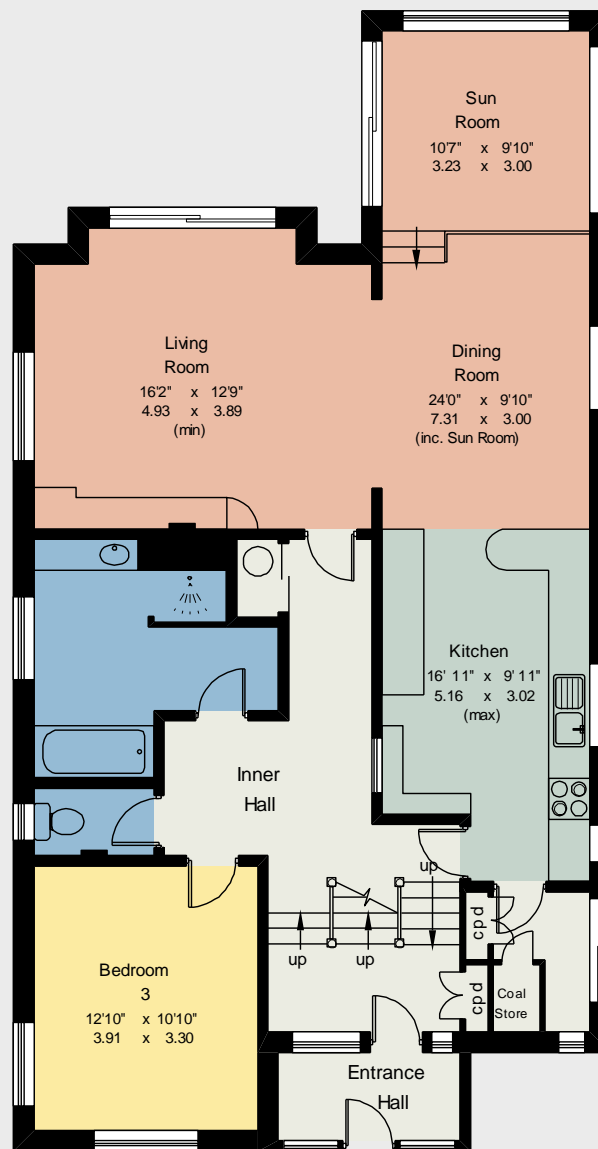
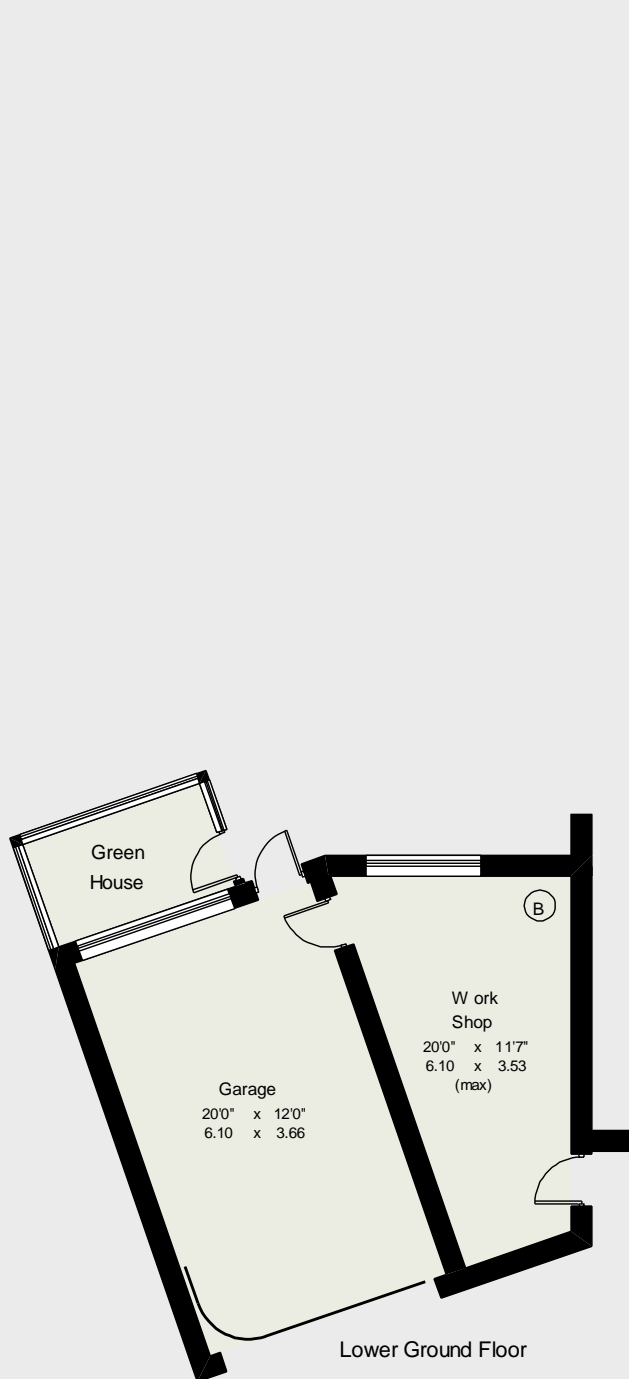
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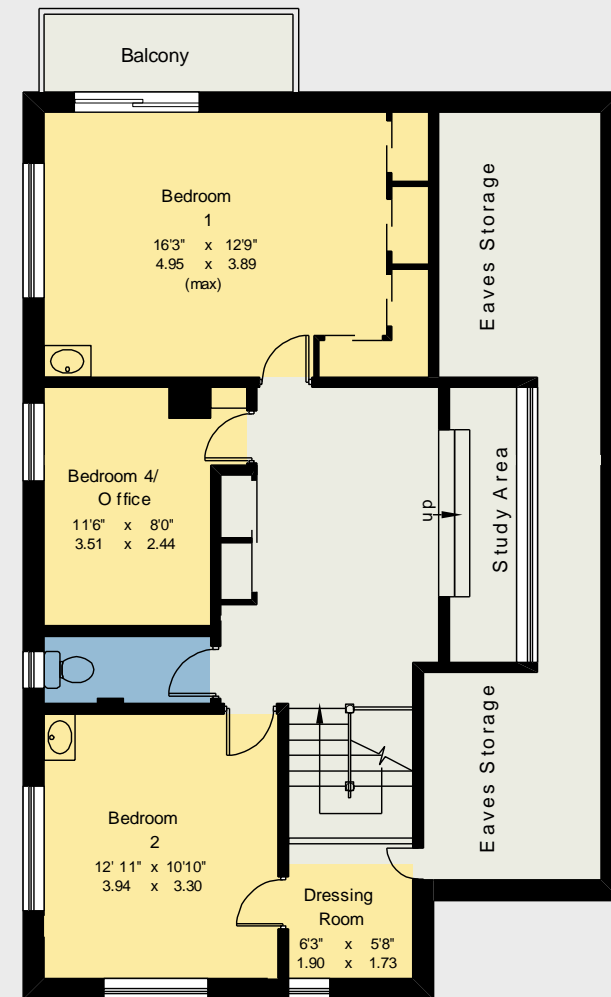
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Views



Ground Floor



First Floor

Approx Gross Floor Area = 2591 Sq. Feet
 (Excluding Balcony, Green House) = 240.19 Sq. Metres
 For illustrative purposes only. Not to scale.



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Location From the Arnside Office, turn left under the railway bridge and follow the road alongside the estuary turning right off the main road into Storth. Follow the road through Storth turning right at the crossroads and immediately right again onto Greenbank Avenue. Follow the road up and around to the left. Curlews is immediately on the left.

Thought from the owners
“No matter what the season, the garden is always full of interest from bird life to wild flowers.”