



Sandside

£225,000

Roseneath
Sandside
Milnthorpe
Cumbria
LA7 7HW

Location is Paramount, Position is Vital and the Condition Important.

The location is an Area of Outstanding Natural Beauty, the coastal position is amazing and the condition is excellent.

Probably the best view for miles around is enjoyed by Roseneath, a perfect permanent, investment or holiday home with generous parking and easy to manage generous garden.

An exceptional property worth viewing for the view.

Property Ref: AR2269

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Living Room



Bedroom One

Description Roseneath is all about the position and view, with the picture window to the living room having just wonderful views of the estuary to Levens and the Lakeland Fells beyond. This two bedroom property would be ideal as a holiday cottage with the garden maintenance kept to a minimum and which includes parking for several cars.

Location From Milnthorpe centre crossroads follow signs for Amside and Storth. Proceed along the coast road passing the Ship Inn and Roseneath is the third property. Access to the rear garden and parking area is approached via Dallam Drive. After passing the property take the next left turn onto Storth Road and then first left onto Dallam Drive keep to the left and as you pass the last bungalow there is a drive leading to Roseneath parking area.

Accommodation (with approximate dimensions)

Entrance Glazed door leads into

Dining Kitchen 11' 10" x 11' 9" (3.61m x 3.58m) Range of wall and base units. Moffat oven, Baumatic electric hob, Moffat cooker hood, Electrolux dishwasher, space for larger fridge freezer, plumbed for washing machine. Worcester oil boiler, cushion flooring, double glazed window, radiator. Glazed window looks into living room. Door leads to

Living Room 14' 0" x 11' 8" (4.27m x 3.56m) Fabulous double glazed bay window with views across Kent Estuary and the Cumbrian Fells Beyond, further glazed side window, carpet and radiator. Under stairs storage. Carpeted stairs lead to first floor landings. Access to boarded loft.

Bedroom 1 11' 9" x 8' 8" (3.58m x 2.64m) with dual aspect double glazed window with views across the Kent Estuary and Cumbrian Fells. Carpet and radiator, cupboard over stairs provides large storage area.

Bedroom 2 11' 9" x 8' 8" (3.58m x 2.64m) with dual aspect double glazed windows, carpet and radiator.

Bathroom with double glazed window. Bath with shower over, W/C, wash basin, radiator and vinyl floorings.

Loft Access via wooden steps, with velux window, fully boarded and insulated. Limited headroom at sides.



Kitchen / Diner

External Front Garden Steps lead up from road to grassed area with flower borders. Fabulous seating area to take in the views across the Kent Estuary, Cumbrian Fells and the Howgills in the distance.

Rear Garden Tiered garden, laid with gravel, flower and shrub borders. Sitting areas and great area for parking accessed from Dallam Drive.

Tenure Freehold. Vacant possession upon completion.

Services Mains gas, water and electricity.

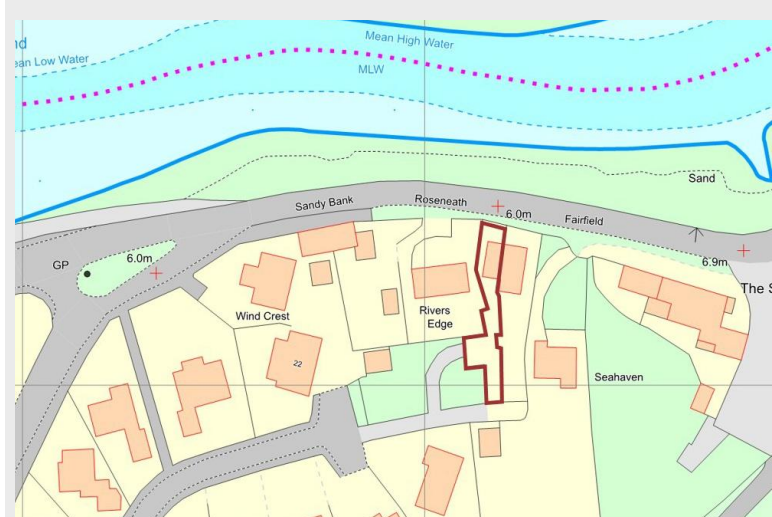
Council Tax Band 'C' - South Lakeland District Council

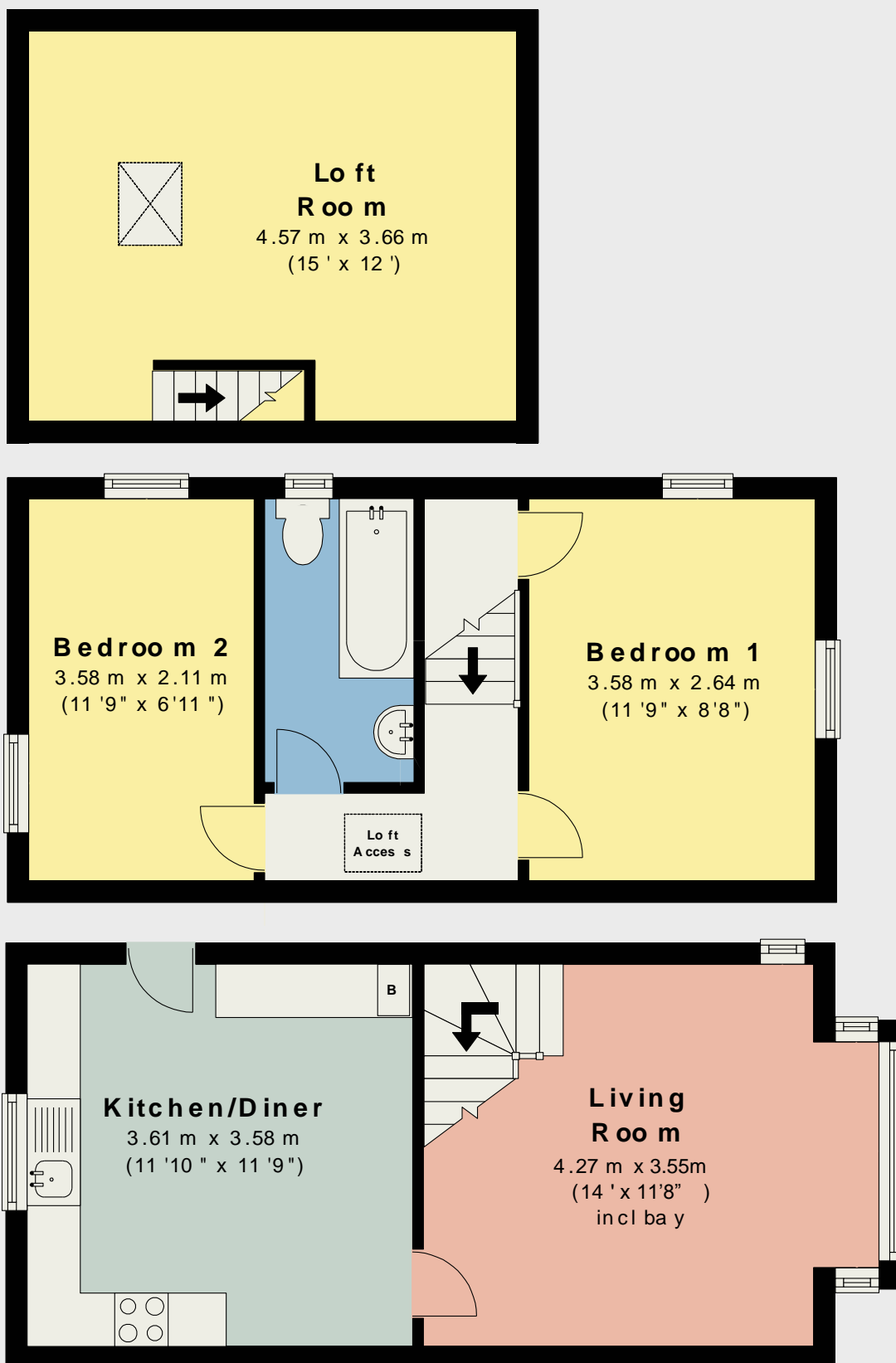
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bathroom





Total area : app rox. 70 .6 sq. metres (760 .0 sq. fee t)

For illustrative pu rpo ses on ly. Not to scale. REF: AR2269

A thought from the owners...

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