

**HACKNEY
& LEIGH**

Little Shaw, Shaw Lane, Storth



Little Shaw

Shaw Lane, Storth, LA7 7JD

Little Shaw is one of those properties that leaves you slightly breathless and no its not the stairs! But the attention to detail, the size of the rooms, the layout and let's not forget the view! From humble beginnings this wonderful property has been completely transformed with the flexible accommodation arranged over three floors with three/four bedrooms, three bathrooms and nearly 2500 square feet, giving a real sense of space and light.

£650,000

Quick Overview

Spectacular Elevated Views
Detached 3 / 4 Bedroomed House
Three Bathrooms
Thoughtfully Designed
Spacious Modern Kitchen
Open Plan Living Spaces

Welcome Home

Specifications

Bedroom Four / Study / Gym
15' 2" x 8' 6" (4.62m x 2.59m)

Garage
17' 6" x 9' 10" (5.33m x 3m)

Dining / Kitchen
25' 4" x 18' 0" (7.72m x 5.49m)

Living Room
17' 10" x 13' 6" (5.44m x 4.11m)

Enter this spacious modern house with unique architectural design, through the entrance door leading into a hall. To your right you'll find an open-plan area with two large full height windows, gorgeous Karndeian flooring and underfloor heating. This space is a great area for a studio, office or just relaxing! A doorway from here leads through to a possible fourth bedroom, study or gym with double-glazed windows, carpet and underfloor heating.

To the left of the entrance door, a door leads to the garage with a remote controlled roller shutter door, power, lighting and cupboard with understairs storage.

A cloakroom, beside the carpeted stairs leading to the first floor, is fully tiled with wash hand basin, vanity unit, WC, heated towel rail, Karndeian flooring and underfloor heating.

On the first floor you'll find the dining / kitchen with a range of wall and base units, two Bosch ovens, stainless steel dual sink, Bosch microwave, Bosch dishwasher and cupboard with a Baxi gas boiler. There is also a central island with 5 ring gas hob and extractor hood over, a stainless steel sink, an integrated Gorenje fridge and freezer and bespoke tiled floor with underfloor heating.

There is a bright and welcoming seating area as well, with shafts of light streaming through the patio doors that lead out to the side garden.

The living room, is another lovely, light room with two full height double-glazed windows and a further three double-glazed windows with fabulous views towards the Cumbrians fells. There is a multi-fuel stove on a slate hearth, along with carpeting and underfloor heating.





Beautiful Bedrooms

Specifications

Bedroom Three

13' 2" x 9' 7" (4.01m x 2.92m)

Utility Room

9' 10" x 7' 6" (3m x 2.29m)

Bedroom One

17' 10" x 14' 3" (5.44m x 4.34m)

Bedroom Two

17' 10" x 9' 5" (5.44m x 2.87m)

A carpeted inner hall area with underfloor heating leads to bedroom three, which has double-glazed window, carpeting, underfloor heating, and a fully tiled en-suite bathroom with double-glazed window, wash hand basin, vanity unit, double shower, WC, heated towel rail, tiled floor and underfloor heating.

A utility room is also on this floor, and accessible via the dining kitchen. It has vinyl flooring, a range of wall and base units, stainless steel sink, plumbing for a washing machine, space for a tumble dryer and larder fridge / freezer, double-glazed window and a door leading to the rear garden, as well as a larder with shelving.

The stairs lead to the remaining bedrooms, arrived at via the landing with cupboard and 2 double-glazed window.

Bedroom one has two large, full-height windows and further double-glazed window, carpeting and underfloor heating. It has an en-suite with a large corner shower, vanity unit with wash hand basin, WC, heated towel rail, double-glazed window and vinyl flooring with underfloor heating.

Bedroom two with access to the loft, has two double-glazed windows overlooking the rear garden, as well as carpeting and underfloor heating.

The family bathroom on this floor has a large bath with shower attachment, wash hand basin, WC, separate corner shower, heated towel rail and vinyl flooring with underfloor heating.

Garden Delights

A driveway with parking for several vehicles leads up to the front of the property and the garage. The front garden which is laid to lawn with gravel pathways, also has flower and shrub borders. There are stone steps leading up to the side garden, which is a great sun trap. It has a patio area which can also be accessed from the seating area in the kitchen / dining area.

A paved path leads to the rear garden which overlooks the adjoining woodland. It is also laid to lawn and has gravel pathways bordered by flowers and shrubs. This leads onto a further sitting area, vegetable plot, greenhouse and shed. Another path leads down the side of the garage to the front drive.

Important Info

Services:

Mains gas, water and electricity.

Tenure:

Freehold

Council Tax:

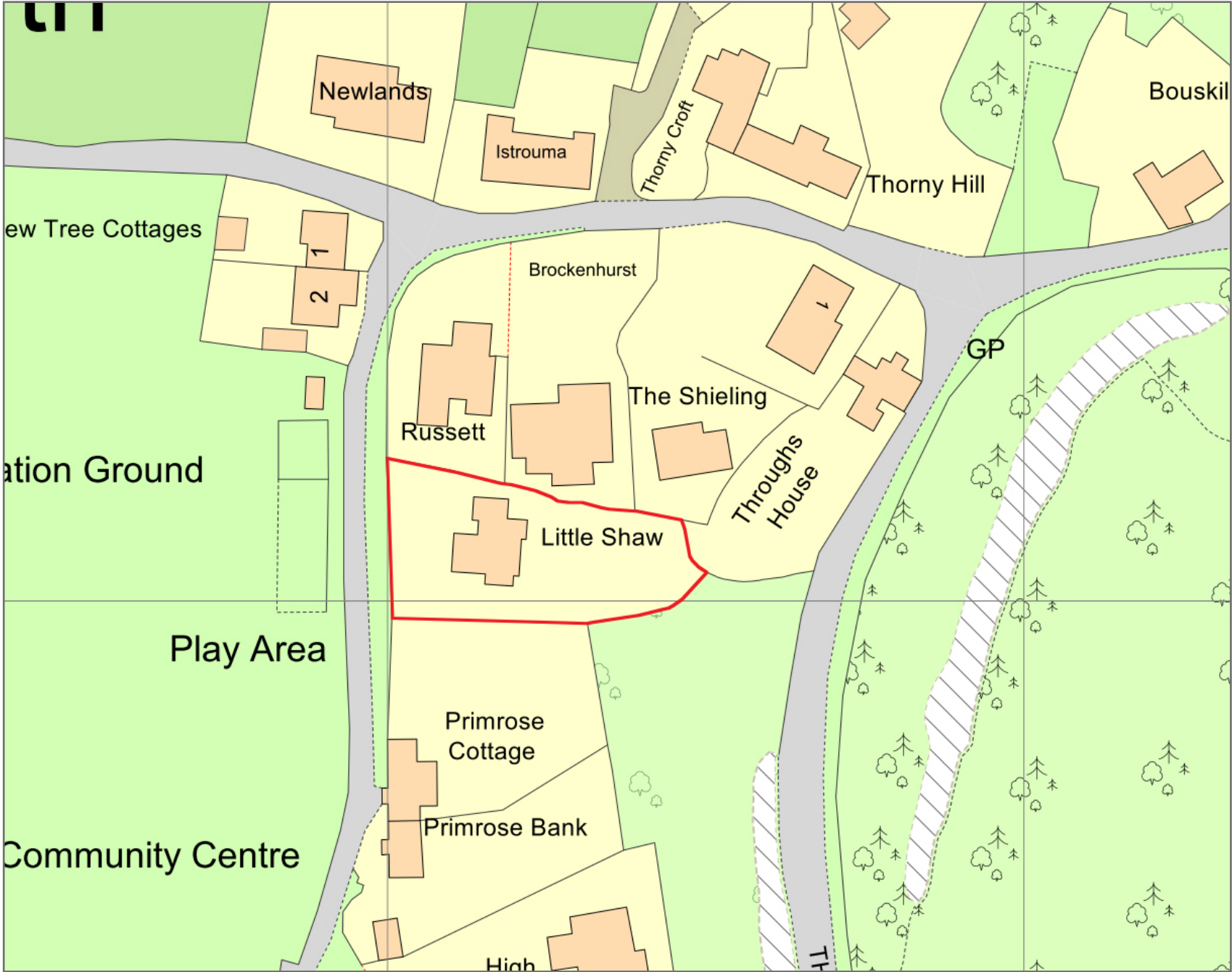
Band 'F' - South Lakeland District Council.

Energy Performance Certificate:

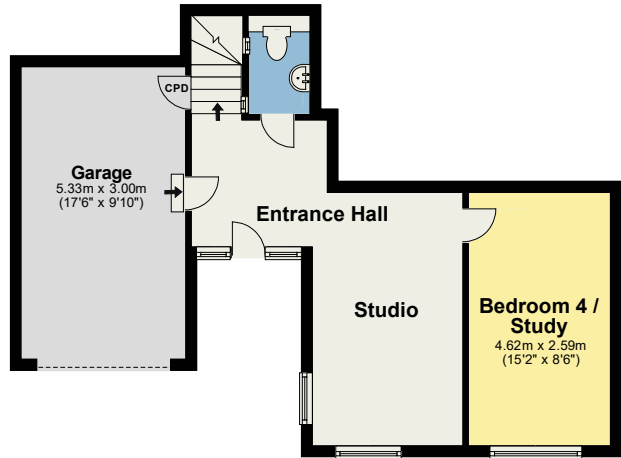
The full Energy Performance Certificate is available on our website and also at any of our offices.



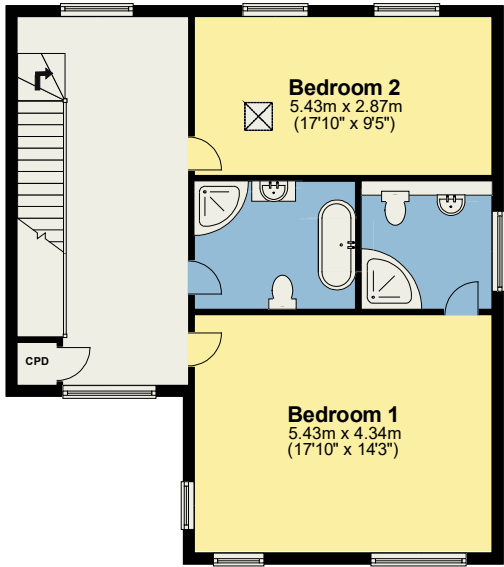
Boundary Map & Floorplan



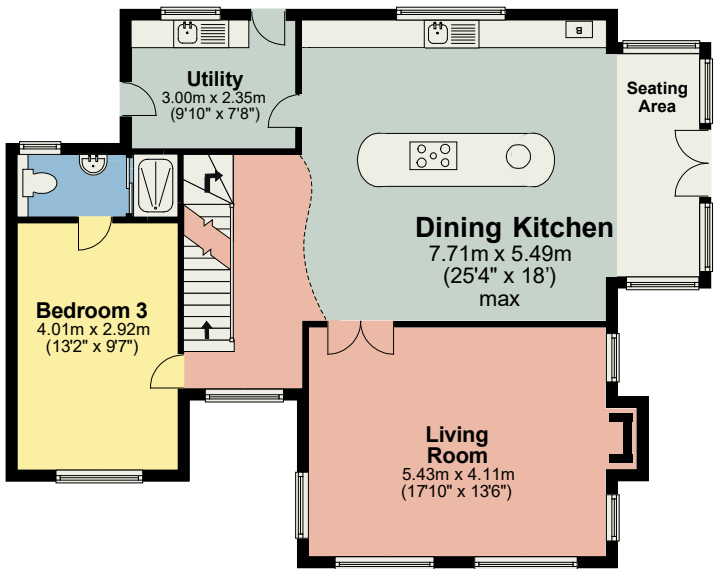
Ground Floor



Second Floor



First Floor



Total area: approx. 218.2 sq. metres (2348.3 sq. feet)
For illustrative purposes only. Not to scale. REF: AR2323

Directions

Little Shaw, Shaw Lane, Storth, LA7 7JD

From Arnside proceed along Station Road turning left under the bridge towards Milnthorpe. Turn right at the green in Storth onto Storth Road and then left onto Yans Lane. Take the 2nd right into Shaw Lane and Little Shaw is the second property on the left.

Viewings

To view contact our Arnside office:

Call us on 01524 761806

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