



ROCKLANDS, STORTH ROAD, STORTH, MILNTHORPE, CUMBRIA, LA7 7HS  
**£500,000**

**MILNE MOSER**  
SALES + LETTINGS



ROCKLANDS  
STORTH ROAD  
STORTH, MILNTHORPE  
LA7 7HS



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GARAGE &  
PARKING

#### OVERVIEW

A truly charming detached house with light filled rooms, calm white decor and a sense of elegance throughout. The sitting room, dining room and kitchen have been opened up to be semi open plan, perfect for modern living and entertaining and the sitting room has a unique feature angled bay window. Two of the three bedrooms are good sized doubles and there is a modern shower room. The views from the first floor are lovely - across the garden and trees at the rear and towards woodland and scar at the front. A useful porch at the side could be adapted into a utility space. Externally, the property has a lot to offer. Mature garden spaces surround the house, planted in a cottage style with roses and clematis clambering over the front porch, flower filled borders and hedging for privacy at the front. A large garage has been used as a studio and workshop in the past and offer fantastic potential and there is a further outhouse. The rear garden is also well planted and has a wildlife pond. Storth village is popular with a range of buyers and boasts a number of social clubs, primary school, community shop and village halls.

#### ACCOMMODATION

Approaching over the gravelled driveway to the rose and clematis covered porch, a traditional frosted door leads into:

#### HALL

UPVC double glazed windows to the front aspect and on the landing ensure the hallway is well-lit by natural light and there is a radiator, ceiling light and under stairs cupboard.







#### SITTING ROOM

11' 6" x 11' 9" (3.51m x 3.57m) plus bay window

White painted floorboards run through into the dining area and there is a ceiling light and a radiator. The unique angled UPVC double glazed bay window is a lovely feature and the perfect spot for statement chair in which to relax with a good book.

#### DINING ROOM

11' 7" x 12' 10" (3.54m x 3.90m)

A UPVC double glazed window faces the side aspect and there are sliding patio doors to the conservatory. Gas fired woodburner, three ceiling lights and a contemporary vertical radiator. Open access to the kitchen.

#### CONSERVATORY

9' 11" x 8' 1" (3.01m x 2.48m)

Overlooking the rear garden, the hexagonal conservatory is double glazed with a polycarbonate roof and sliding patio doors. Two wall lights and a radiator.

#### KITCHEN

6' 8" x 11' 4" (2.04m x 3.46m)

Two UPVC double glazed windows overlook the rear garden. Fitted with pale wood finish base and wall units, open wood shelving, Corian style worktops and a stainless steel one and a half bowl sink with drainer. Electric hob with hood above, an electric oven and tiled splashbacks. There is an open storage area under the stairs plus a ceiling light and radiator.

#### SIDE PORCH

5' 11" x 11' 9" (1.79m x 3.57m)

Having a practical tiled floor, ceiling light and a radiator. Two windows - one UPVC double glazed, and a door leading to the rear garden.

#### LANDING

A light filled landing with painted period banister, a ceiling light and access to the loft.

#### BEDROOM

11' 8" x 12' 10" (3.56m x 3.90m)

Two UPVC double glazed windows overlooking the rear garden plus a further UPVC double glazed window at the side. Radiator and a ceiling light.





#### BEDROOM

10' 6" x 11' 9" (3.19m x 3.57m)

A wonderfully light room with two UPVC double glazed windows facing the front aspect and a UPVC double glazed window at the side. The views to the front are across to woodland and scar and there are glimpses of the bay between trees at the side. Ceiling light and a radiator.

#### BEDROOM

7' 11" x 7' 10" (2.42m x 2.39m)

Also facing the front and having a good view, the third bedroom has a radiator, ceiling light and UPVC double glazed window.

#### SHOWER ROOM

6' 7" x 8' 1" (2.02m x 2.45m)

A good sized shower room with two UPVC double glazed window - one with view over the rear garden. Fitted with a walk in double enclosure, a half pedestal wash hand basin and WC. Fully tiled, there is a chrome heated towel rail, a ceiling light and extractor.

#### EXTERNAL

Extending to a fifth of an acre, the good sized plot has ample gravelled parking and turning space at the front and side plus an extra area suitable for a trailer. Mature flower borders edge the front with roses and clematis climbing over the front of the house, giving it a picture postcard appeal. The lean to greenhouse at the side and shed are to stay. A flagged patio at the rear provides the perfect spot for seating and there are stone steps leading down through the mature garden to the wildlife pond at the bottom. Bounded by trees and walling, the garden has a private secret garden feel.

#### GARAGE

10' 8" x 20' 7" (3.25m x 6.27m)

Semi divided creating a workshop and studio space, the generous garage has a vaulted ceiling, mezzanine storage and French doors leading to the rear garden. Power and light are connected.

#### OUTHOUSE/WC

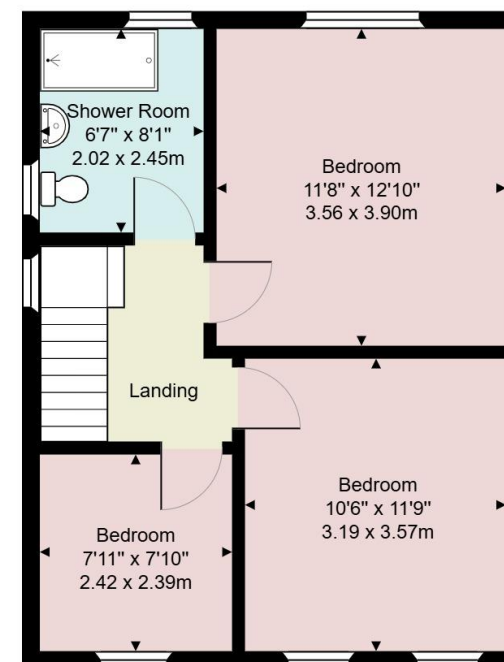
6' 3" x 10' 2" (1.91m x 3.10m)

Having plumbing for a washing machine, a sink and WC. Window, power and light. External tap.





Ground Floor



1st Floor

Approx. Total Area: 1119 ft² ... 103.9 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
 Measurements are approximate and for display purposes only









**DIRECTIONS**

Leaving Milnthorpe, proceed on Park Road passing Booths Supermarket, playing fields and Dallam Estate. Pass Shoreline Business Park. On reaching Sandside, turn left on Storth Road. Rocklands is located to the right hand side just after Rose Hill Grove.

what3words///luck.riding.equipment

**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage. B4RN full fibre broadband available.

Tenure: Freehold. The area to the side of the property is a former buffer strip for the old railway line and runs up and behind neighbouring properties.

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# MILNE MOSER

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