



BRANTWOOD, HEATHWAITE CLOSE, STORTH, MILNTHORPE, CUMBRIA, LA7 7JS
£850,000

MILNE MOSER
SALES + LETTINGS

**BRANTWOOD
HEATHWAITE CLOSE
STORTH
MILNTHORPE, LA7 7JS**



OVERVIEW

Located towards the head of a leafy private cul de sac, Brantwood is a deceptive detached property on a generous plot. The split level accommodation is over two floors and is generous in every respect.

Two of the four bedrooms have ensembles and there are three reception spaces - one of which is a sun room with doors to an external deck, ideal for entertaining. There is a high standard of fittings throughout and the property is well decorated and immaculately maintained. Estuary views and Lakeland fells are visible from the first floor and every room has a lovely garden view. The plot extends to all sides with formal lawn and water features, a rockery style front garden plus a further woodland on a lower level. Driveway parking, hardstanding and turning area and a good sized garage.

A viewing is essential to appreciate all this lovely property has to offer.

ACCOMMODATION

Approaching over the well maintained front garden and parking area, steps lead up to a frosted double glazed door.

ENTRANCE HALL

A welcoming hallway with an arched double glazed window to the rear aspect and stairs leading up to the first floor and a few steps down into the dining area. Downlights, radiator, and a telephone point.





DINING ROOM

15' 9" x 11' 4" (4.80m x 3.47m)

A versatile space with double doors to the sun room and access to both the kitchen and sitting room. A double sided woodburner provides an impressive focal point and there are downlights to the ceiling and a radiator.

SITTING ROOM

15' 9" x 15' 4" (4.80m x 4.68m)

Double glazed French doors lead out to the formal lawn garden and there is a further double glazed window to the side. Recessed storage, downlights and two radiators.

SUN ROOM

10' 4" x 26' 0" (3.15m x 7.92m)

With lovely views across the garden towards the estuary, the sun room is an excellent addition to the property. Double glazed to two sides with sliding doors leading to the deck, the room has a real outside inside feel. Four wall lights, two radiators and wooden flooring. The double glazing has been fitted with integral between glass blinds.

KITCHEN

17' 10" x 10' 10" (5.45m x 3.30m) max

Double glazed French doors lead to the deck and there is a further double glazed window to the front aspect. Fitted with oak base and wall units with quartz style worktops and tiled splashbacks. Butler sink, a six burner gas range cooker with double oven and larger canopy, integrated microwave and dishwasher. The fridge and freezer are also built in and there is a breakfast bar area. Downlights to the ceiling.

UTILITY ROOM

9' 5" x 8' 9" (2.87m x 2.66m)

Also fitted with oak base units and a speckled style worktop, there is a one and half bowl stainless steel sink with drainer, plumbing for a washing machine and tiled splashbacks. Built in double cupboard housing the Ideal Mexico boiler. Downlights and a radiator.

From the hallway there are stairs to the first floor and to the side to two bedrooms, a bathroom and cloakroom/wc.

CLOAKROOM/WC

Two frosted UPVC double glazed windows. Fitted with a WC and pedestal wash hand basin, radiator and downlights. Tiled floor.

BEDROOM

13' 4" x 8' 11" (4.06m x 2.72m) including cupboard

A double glazed window looks onto the rear garden. Built in double cupboard with hanging space, radiator and downlights.



BEDROOM/STUDY

10' 11" x 7' 6" (3.33m x 2.28m) excluding cupboard

Facing the front aspect, the fourth bedroom has a built in cupboard, radiator and downlights. Currently used as a hobby/sewing room. Double glazed window.

BATHROOM

5' 9" x 8' 9" (1.76m x 2.67m)

Frosted double glazed window to the rear aspect. The fully tiled bathroom is fitted with a P shape shower bath with curve screen, a modern wash hand basin and a WC. Shaver point, an extractor, downlights and chrome heated towel rail.

LANDING

A gallery style landing with attractive metal spindles and wood banister. Access to the loft and a ceiling light.

BEDROOM

11' 10" x 15' 10" (3.60m x 4.84m)

A lovely bedroom with dual aspect double glazed windows one overlooking the garden and the second having a fantastic view towards the estuary and Lakeland fells. Radiator, downlights and two built in single wardrobes.

ENSUITE

9' 1" x 8' 3" (2.76m x 2.52m)

Another generous room with a double glazed window looking towards the estuary/bay. A modern white suite comprising P shape shower bath with curved screen, contemporary wash hand basin with glass shelves and a WC. Heated chrome towel rail, a shaver point, downlights and an extractor.

BEDROOM

9' 1" x 12' 0" (2.76m x 3.67m)

A double glazed window overlooks trees towards the estuary. Built in double cupboard, a radiator and downlights.

ENSUITE

6' 4" x 8' 5" (1.94m x 2.58m)

Frosted UPVC double glazed window to the front elevation. Fitted with a large shower cubicle, vanity wash hand basin and a concealed cistern WC. Under floor heating, a heated chrome towel rail and a shaver point. Downlights to the ceiling.





Ground Floor



1st Floor

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.





EXTERNAL

At the front of the property is a pretty rockery and shrubbery style garden with gated access to the side and rear gardens. There is a driveway/off road parking area close to the front door and an additional parking and turning area at the side. The current owners have obtained planning permission for a detached garage with hobby room on the area/hardstand at the side. Full details can be found on Westmorland and Furness Planning Register - Planning application number SL/2021/0221. This area does require landscaping should buyers decide not to continue with the project.

The side and rear gardens are a real joy. Well maintained and laid out, there is year round interest from the evergreen shrubs to the herbaceous style planting and beds. Two water features have been created and there is ample space for pets and children to play. A large deck adjacent to the sun room and kitchen is perfect for entertaining and there are views towards the estuary.

From the lawn and formal garden areas, steps lead down to a sloping woodland, which has a real secret garden feel. Bounded by walls and fencing.

GARAGE

14' 11" x 17' 0" (4.53m x 5.19m)

Having a roller door, double glazed window and a pedestrian door. Butler sink and taps, power and light. Hot water cylinder.

DIRECTIONS

Leaving Milnthorpe, proceed towards Arnside passing Booths Supermarket and Dallam Estate. After Sandside, turn left into Storth village and continue pass the Village Hall and Primary School. At the junction turn right and then second right onto Guard Hill Lane. Turn right again onto Heathwaite Close and stay left as you proceed up the hill. The property is located to the left hand side.
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GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: G

EPC Grading: E



MILNE MOSER

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