



ROCK COTTAGE, THROUGHS LANE, STORTH, MILNTHORPE, LA7 7JE
£275,000

MILNE MOSER
SALES + LETTINGS

ROCK COTTAGE
THROUGHS LANE
STORTH
MILNTHORPE
LA7 7JE



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OVERVIEW

In a tucked away location surrounded by the sounds of birdsong, Rock Cottage is a quaint cottage with character and charm in abundance. True to the name, the cottage perches on an outcrop and has a garden area mainly to the front.

The lounge diner has a cosy woodburning stove and the adjoining kitchen has a traditional country feel. Moving to the first floor, the character continues - the bathroom is well fitted and there are two interconnecting bedrooms. There is a utility/store plus an outhouse along with a patio at the side and terraced garden.

Available with no onward chain.

ACCOMMODATION

Approaching from the lane, steps lead up through the terraced garden to the glazed front door.

LOUNGE DINER

19' 5" x 10' 4" (5.91m x 3.14m)

Two sash windows overlook the front garden. Wood burning stove set to hearth and recess, electric heater and two ceiling lights. The slate style flooring runs through into the kitchen and stairs lead to the first floor. Openreach socket.





KITCHEN

9' 4" x 6' 3" (2.83m x 1.90m)

A double glazed window faces the front elevation and there is an external glazed door. Fitted with farmhouse style base units, wood block worktops and a butler sink. There is a five ring electric range cooker with canopy over, a plate rack, electric heater and a ceiling light.

LANDING

Painted stairs and panelling to the walls give the landing a true cottage feel. Ceiling light.

BATHROOM

6' 11" x 5' 11" (2.10m x 1.79m)

A frosted window to the side aspect. Fitted with a cast bath with shower over, a pedestal wash hand basin and WC. Panelling to the walls, a ceiling light and electric heater.

BEDROOM

8' 5" x 10' 6" (2.57m x 3.19m)

Overlooking the front garden and woodland, the first of the interconnecting bedrooms has a ceiling light, electric heater and ceiling ventilation system. Telephone point and door to the second bedroom.

BEDROOM

11' 0" x 10' 5" (3.36m x 3.17m)

Having access to the loft, a ceiling light, electric heater and a recessed original style cupboard. Two wall lights and a sash window facing the front.



EXTERNAL

To the front of the property is a terraced garden, landscaped in a rockery style and planted with bulbs and bamboo. Pebble paths and steps lead to the front door and side patio. Outlook from the garden is across to woodland and rocky outcrops. There is an outhouse to the side.

UTILITY/STORE

5' 9" x 10' 9" (1.74m x 3.27m)

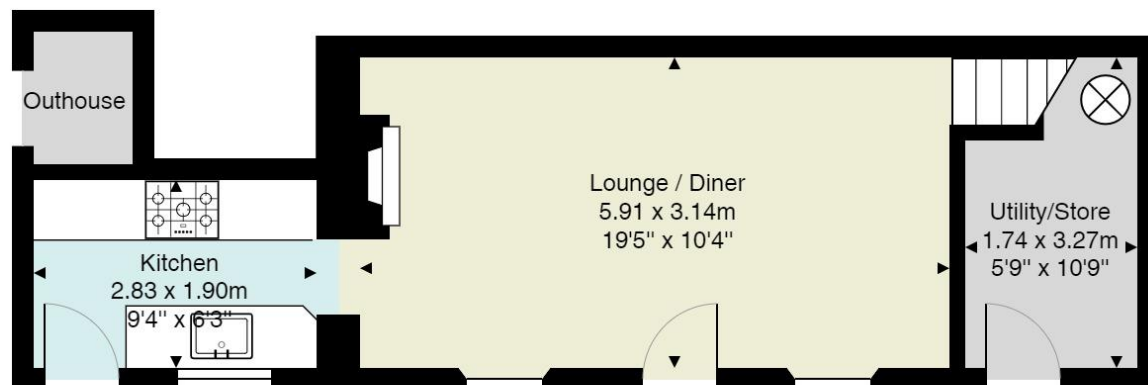
A useful addition to the property with light, power, plumbing for a washing machine and space for a dryer. Worktops and a tap.

DIRECTIONS

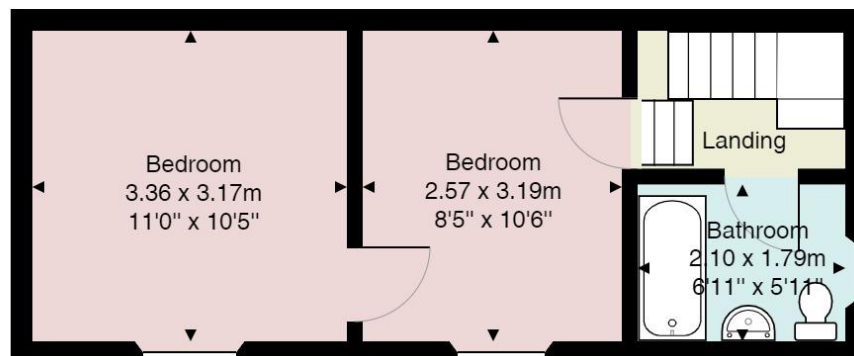
Leaving our office in Milnthorpe, proceed across at the traffic lights heading towards Arnside. Pass Booths supermarket and Dallam Tower. On reaching Sandside, turn left towards Storth, continuing through the village past the village hall and primary school. At the end crossroads, turn left on Cockshott Lane, past Burntbarrow and then left again onto Throughs Lane. The property is located to the left hand side. There are laybys along the lane used for parking. Throughs Lane can also be reached from Yans Lane from the centre of the village.

what3words:///stun.panther.bagpipes





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





GENERAL INFORMATION

Services: Water, Electric and Drainage


Tenure: Freehold

Council Tax Band: The property is currently subject to business rates with a rateable value of £1575 per annum

EPC Grading: G

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		20
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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