



CROWS NEST, GREEN LANE, STORTH, MILNTHORPE, LA7 7HU  
**£695,000**

**MILNE MOSER**  
SALES + LETTINGS

# CROWS NEST, GREEN LANE STORTH MILNTHORPE, LA7 7HU



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GARAGE &  
PARKING

## OVERVIEW

Positioned above the surrounding properties, this three bedroom detached house perfectly fits its name and is more than meets the eye. Owned by the present occupiers for 50 years, the property has undergone a transformation having been extended and reconfigured from the original cottage creating a generous and versatile home.

The accommodation is over two principal levels and there are stunning bay and Lakeland fell views from many of the rooms. Hours can be wiled away birdwatching or simply looking at the ebb and flow of the tides - the sunsets are fantastic. The ground floor has a central lounge with further sitting room and dining room leading off. There is a study plus a ground floor bedroom and shower room. To the first floor are a further two large double bedrooms, a bathroom and separate wc - both bedrooms have a dressing area or study attached. Making the most of the views, the tiered garden has been landscaped throughout and there is off road parking and an integral garage.

A truly unique and special home - viewing is essential.

## ACCOMMODATION

Approaching over the block paved driveway, there is open access into the porch. There is a useful bench and a light.

## HALL

Semi divided creating a vestibule area with access to the utility room, the hallway connects to the ground floor bedroom and





shower, lounge and kitchen. Two ceiling lights, a radiator and internal window to the dining room.

#### UTILITY ROOM

5' 7" x 9' 5" (1.71m x 2.86m)

Fitted with a stainless steel sink, base unit, plumbing for a washing machine and space for a freezer. Ceiling light, a radiator and UPVC double glazed window.

#### WC

Ceiling light, an extractor and a WC.

#### KITCHEN

12' 8" x 15' 3" (3.86m x 4.64m) max

UPVC double glazed windows to the front and side have gorgeous views over the Kent Estuary towards Lakeland Fells. Fitted with limed wood base and wall units, Corian worktops which incorporate the sink and drainer and tiled splashbacks. There is a Neff gas hob, electric oven with grill and integrated microwave. Built in pull out larder fridge and integrated dishwasher. There is spotlighting to the ceiling, a plinth heater, a radiator and cooker hood.

#### LOUNGE & SITTING ROOM

LOUNGE 11' 11" x 17' 8" (3.62m x 5.38m)

SITTING ROOM 7' 6" x 13' 10" (2.27m x 4.21m)

Semi divided creating a sitting room/snug at the side, the lounge space benefits from additional natural light from both the sitting room and dining room to either side. There are uninterrupted views from the sitting room across the estuary to Lakeland Fells. The lounge has a sandstone fire surround with gas flame effect woodburner and there is spotlighting to the ceiling, two radiators and three ceiling lights. Built in bookcases and two UPVC double glazed windows.

#### DINING ROOM

9' 8" x 10' 5" (2.95m x 3.18m) max

A unique room with curved wall, curved radiator and UPVC double glazed window. There is a corner glazed cupboard and a ceiling light.

#### STUDY

12' 8" x 10' 10" (3.86m x 3.31m) plus 10' 9" x 4' 8" (3.28m x 1.43m)

Also having the stunning view to the front, the first of a potential two studies has a library feel with built in bookcases, cupboards and an open fire across a corner. Sliding patio doors provide access to



the garden and there is spotlighting to the ceiling, two radiators and point for a ceiling light. UPVC double glazed window.

#### BEDROOM

12' 9" x 12' 0" (3.88m x 3.66m) plus recess

Dual aspect UPVC double glazed windows. A good sized double bedroom with two single wardrobes, drawers and overhead storage. Ceiling light and a radiator.

#### SHOWER ROOM

9' 2" x 5' 0" (2.78m x 1.53m) max

Fitted with a pedestal wash hand basin, WC and shower cubicle. Wall unit storage with mirror and pelmet lighting, spotlighting to the ceiling, gold style fittings, an extractor and heated towel rail

#### LANDING

A UPVC double glazed window on the stairs bathes the landing in natural light and there is a fantastic view. Radiator and ceiling light.

#### DRESSING AREA

Built in triple wardrobe with mirrored doors and overhead storage. A UPVC double glazed window faces the front aspect and there is a ceiling light and radiator. Built in cupboard housing the hot water cylinder and solar panels control.

#### WC

Fitted with a corner basin and WC. Spotlighting and aquaboard panelling to the walls.

#### BEDROOM

22' 6" x 11' 5" (6.87m x 3.49m) max

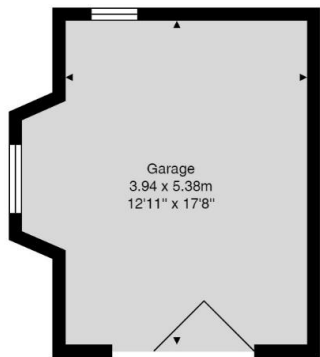
Built within the roof space, this large double bedroom has a dormer window to the front and three dual aspect feature triangular windows. There is eaves storage, two ceiling lights, a radiator and built in cupboard.

#### BEDROOM

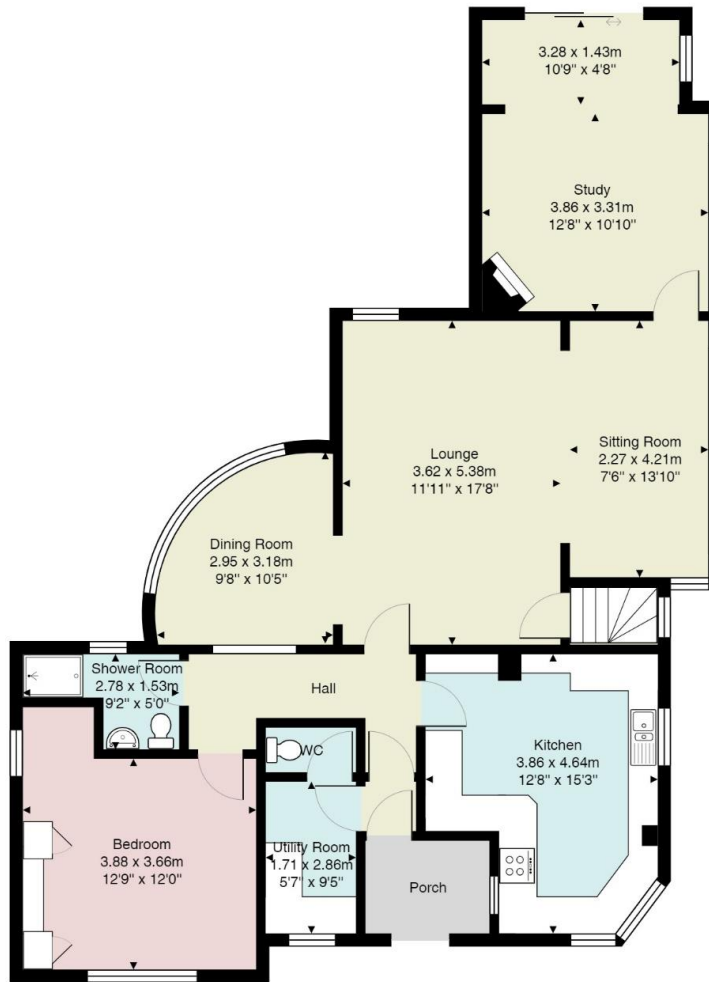
19' 7" x 13' 11" (5.98m x 4.23m) max

Also a large double with a stunning view over the estuary towards fells. Extensive range of fitted wardrobes, storage and a matching dressing table. UPVC double glazed windows, a radiator and two ceiling lights.

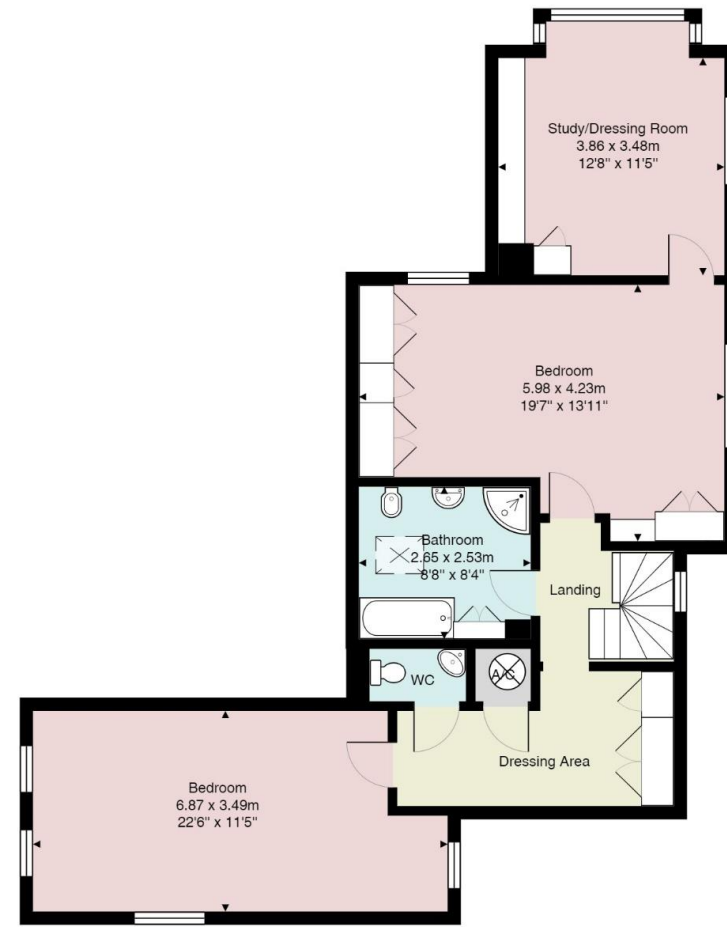




Lower Level Garage



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.





#### STUDY/DRESSING AREA

12' 8" x 11' 5" (3.86m x 3.48m) plus bay

A versatile room suitable as a second study, a dressing area or occasional guest bedroom. There are built in cupboards and shelving, a radiator and ceiling light. Dual aspect UPVC double glazed windows both have lovely views.

#### BATHROOM

8' 8" x 8' 4" (2.65m x 2.53m)

Fitted with a quadrant shower cubicle, pedestal wash hand basin, bidet and bath. A corner wall unit and cupboard provide important storage and there is a chrome heated towel rail and two ceiling light. Velux rooflight, a large inset mirror, shaver point and aquaboard panelling.

#### EXTERNAL

The position of the property belies the size of the plot and with clever landscaping, the owners have created seating areas, space for a greenhouse, summer house and shed all linked by meandering paths and well planted terraces. Shrubs and evergreens provide year round interest and there are strategic 'breaks' in the planting for you to stop and admire the vista. There is a pond with water feature, space for compost bins and pots plus a sloped and level parking area.

#### GARAGE

12' 11" x 17' 8" (3.94m x 5.38m)

Currently used as a workshop, the garage has bi fold doors and UPVC double glazed windows. A store to the rear houses the Vaillant boiler and solar panels control and there is a tap, power and light. Garage ceiling height of 10' 1" (3.07m)



## DIRECTIONS

Leaving Milnthorpe on Park Road, pass Booths supermarket and Dallam Tower Estate. Continue through Sandside and pass the first turning to Storth. Continue round the left hand bend, then turn left onto Green Lane. The property is located just a short distance to the right hand side set up from the road. The driveway is best approached from the top of Green Lane.  
what3words:///desktop.gulped.absent

## GENERAL INFORMATION

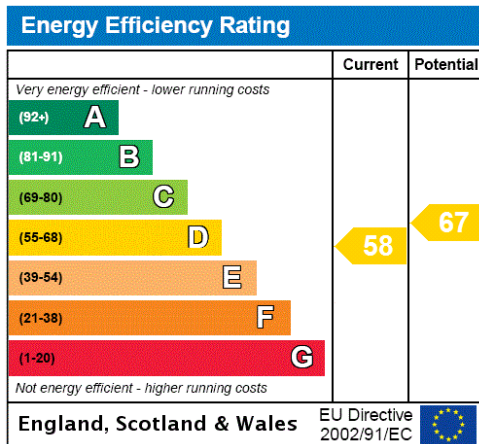
Services: mains Water, Gas, Electric and Drainage. The Solar Panels heat the hot water and are on a FIT.

Tenure: Freehold

Council Tax Band: G

EPC Grading: D

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)



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