WATERHOUSE
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7 Herons Quay – Sandside



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Leasehold £175,000







Features

- Two bedrooms, the main bedroom with fitted storage
- Wonderful panoramic estuary views
- Private balcony with stunning views
- Light and bright accommodation throughout
- Garage located at the rear of property
- Opportunity to add value
- Offered with no onward chain

A superb first-floor, 2 bed apartment enjoying breathtaking panoramic estuary views to the front and woodland surroundings to the rear. Spacious and filled with natural light, the apartment offers well-balanced accommodation, presenting an exciting opportunity for a new owner to modernise and add value. The accommodation comprises a welcoming entrance hallway, a generous living and dining room showcasing magnificent views across the estuary towards Whitbarrow Scar, and a well-equipped kitchen offering an excellent range of cabinetry and worktop space. From the living area, patio doors open onto a private balcony, creating the perfect place to relax, dine alfresco, or simply enjoy the ever-changing outlook and spectacular sunsets. To the rear of the property are 2 well-proportioned bedrooms, both enjoying a peaceful woodland backdrop, with the principal bedroom benefitting from built-in storage and a bathroom. Externally, the property enjoys a sheltered walkway with space for seating, providing a quiet spot to appreciate the surrounding woodland setting. A particularly generous garage offers excellent storage, parking, or workshop potential, while additional communal parking is available nearby. Sandside is ideally located on the edge of the picturesque village of Storth, which benefits from a Post Office and community shop, a well-regarded primary school, and a vibrant community with a range of clubs, societies and activities centred around the Village Hall. Nearby Arnside and Milnthorpe provide an excellent selection of further amenities, with Milnthorpe offering a Booths supermarket, doctors' surgeries, dentists and a variety of independent shops and services.









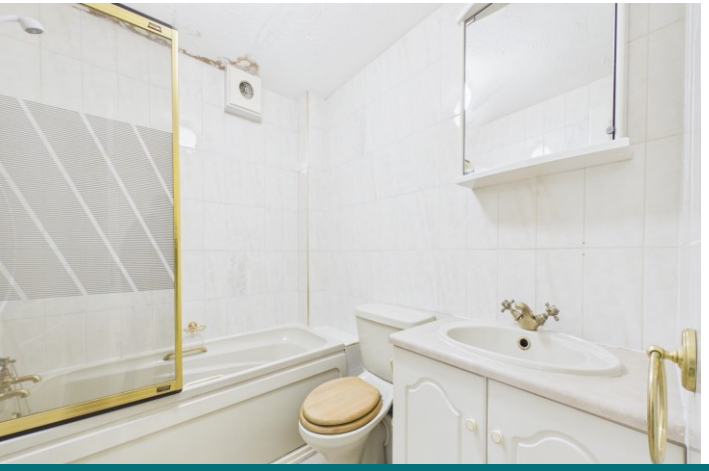
Hallway - Step inside and into a light, bright and welcoming hallway that sets the tone for the rest of the home. Flooded with natural light, this space creates an immediate sense of openness. Thoughtfully designed with practical storage for coats, shoes and everyday essentials, it helps keep the property organised and clutter-free. With access to the principal rooms, the hallway provides a functional introduction to the property.
A particularly useful storage space, thoughtfully positioned within the home, provides the perfect solution for keeping everyday essentials neatly organised and out of sight, this helps maintain a clutter-free living environment while ensuring everything remains close at hand when needed.

Living Room/Dining Room - A generous open-plan living and dining area creates a wonderfully sociable space for both everyday living and entertaining. Filled with natural light, there is ample room for comfortable seating alongside a dining table, making it the heart of the home. Patio doors open onto a private balcony, providing the perfect setting for a morning coffee, a quiet afternoon with a good book, or an evening drink while taking in the surroundings. With stunning sunsets regularly on display, this is a space to be enjoyed throughout the day and well into the evening.

Kitchen - While the kitchen would now benefit from updating, it offers a practical layout with a good range of storage solutions, including convenient pull-out basket storage for easy access to everyday items. There is space and plumbing for a washing machine, room for a fridge/freezer, and ample power points to support modern living. One of the standout features of this room is the delightful estuary outlook, allowing you to enjoy the ever-changing views while preparing meals, creating a truly special setting with plenty of potential to transform into your dream kitchen.







Bedroom One - A peaceful and inviting double bedroom enjoying delightful views over the woodland to the rear of the property, creating a relaxing setting. Thoughtfully designed fitted furniture makes excellent use of the available space, including a practical pull-down hanging rail that provides easy access to those hard-to-reach areas, ensuring no storage space goes to waste. Mirrored wardrobes enhance the sense of space.

Bedroom Two - A versatile and inviting space, ideal as a second bedroom, comfortable guest accommodation, or a dedicated hobby room. Enjoying peaceful woodland views, the room offers a wonderfully tranquil backdrop, enhancing the sense of calm and privacy. Natural light filters in through the window, creating a bright yet relaxing atmosphere.

Bathroom - The bathroom is currently fitted with an older suite and would benefit from modernisation, presenting an excellent opportunity for buyers to put their own stamp on the space. Generously proportioned and full of potential, it offers the perfect blank canvas to create a stylish and contemporary bathroom.

Garage - A detached garage is conveniently located to the rear of the development, providing secure parking for a vehicle or excellent additional storage space, it offers a practical solution for hobbies, workshop use, or keeping outdoor equipment neatly tucked away.

Externally
A pleasant and sheltered walkway leads from the lift and stairwell to a delightful seating area providing the perfect spot to relax and enjoy the peace and tranquillity of the surroundings. With attractive woodland views, this inviting outdoor space is ideal for displaying colourful pots and containers, creating a charming extension of the home. To the front the property enjoys an enviable estuary-facing position, while additional communal parking is available for residents and visitors alike with a garage to the rear.

Useful Information

Property built - 1980's.

Tenure - Leasehold (999 years from 1988. £2000 per annum for management fees with no ground rent).

The property can be used as a 2nd home however it cannot be used as a holiday let.

Pets are allowed if already owned.

Council tax band - D (Westmorland and Furness Council).

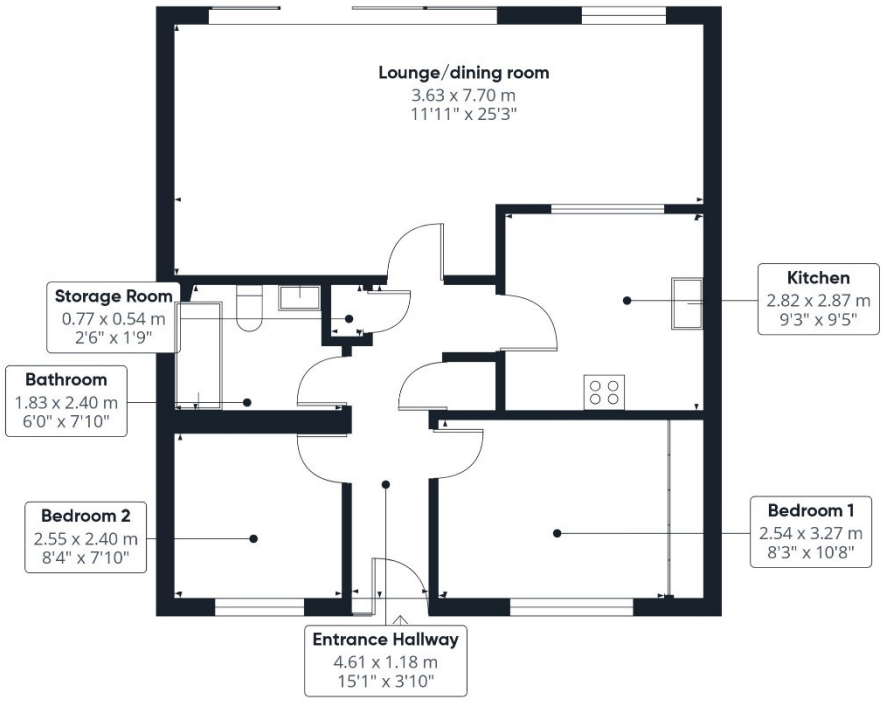
Heating - Electric heaters.

Drainage - Mains.

What3Words location - ///cherished.something.heartburn.



7 Herons Quay – Sandside



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

74.3 m²

799 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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