WATERHOUSE
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19 Paddock Way – Storth



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Freehold £450,000







Features

- Five-bedroom detached family home.
- Spacious and versatile accommodation throughout.
- Kitchen with potential for open-plan living.
- Driveway parking for 3-4 vehicles, gardens and garage.
- Fantastic views towards the Kent Estuary and Lakeland Fells.
- Village location close to schools, amenities and transport links.

A rare opportunity to acquire a five-bedroom detached family home in the sought-after village of Storth. Ready to make your own, with generous parking, gardens and fantastic views. The ground floor offers a lovely sense of space, beginning with an entrance porch leading into a spacious hallway with useful built-in storage. The generous living room enjoys plenty of natural light through its triple windows, with an attractive stone fireplace creating a focal point. To the rear, a separate dining room overlooks the garden and sits alongside the kitchen, which is fitted with a good range of solid wood units, a breakfast bar and space for a dining table. There is potential to open the two rooms up to create a fantastic open-plan kitchen and dining space. A useful utility room provides access to the garden and garage, offering additional storage and potential workshop space, while a ground floor shower room adds further convenience. Upstairs, a spacious L-shaped landing leads to five bedrooms, the family bathroom and a separate WC. The particularly generous principal bedroom benefits from built-in storage and windows overlooking both the front and rear gardens, taking in lovely far-reaching views towards the Kent Estuary and Lakeland Fells. Three further double bedrooms provide comfortable and versatile accommodation, with pleasant garden or fell views, while the fifth bedroom offers flexibility as a home office, study or occasional guest room. The family bathroom is fitted with a bath and wash hand basin, with a separate WC conveniently positioned alongside. A generous driveway provides parking for 3-4 vehicles, alongside a lawned front garden with established shrubs. Gated access leads to the enclosed rear garden featuring lawn and patio seating areas.









GROUND FLOOR

Entrance Porch - A welcoming entrance porch leading into the home, offering a practical space to hang coats and store shoes. Featuring an attractive stone wall, the entrance provides a useful transition between outdoors and the main living accommodation.

Hallway - The hallway provides access to the ground floor accommodation, with a staircase leading to the first floor. A generous built-in storage cupboard offers excellent additional space for household essentials.

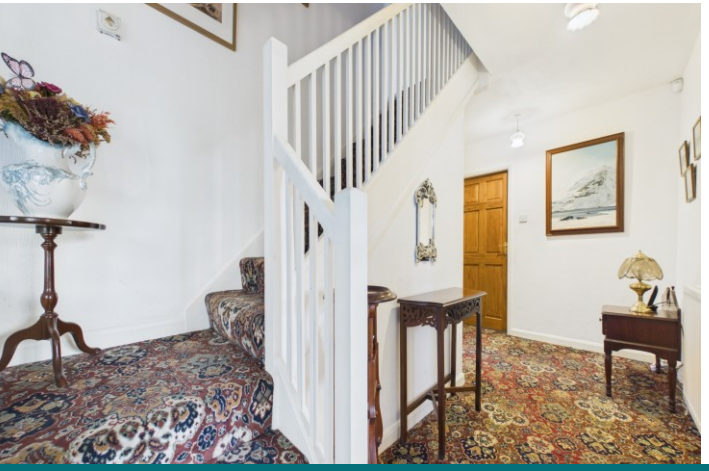
Living Room - A spacious living room positioned to the front of the property, enjoying plenty of natural light from an attractive set of triple windows. The room offers generous space for a range of lounge furnishings, with a feature stone gas fireplace creating an attractive focal point.

Kitchen - Offering a good range of solid wood base and wall units, the kitchen is complemented by contrasting worktops and a useful breakfast bar. A large window above the sink enjoys views over the rear garden, with space for an electric cooker and a dining table. There is also potential to open up the adjoining dining room to create a generous open-plan kitchen and dining area.

Dining Room - A comfortable dining room positioned to the rear of the property, enjoying views over the rear garden. Offering ample space for a dining table seating up to six people, it provides an ideal setting for family meals and entertaining. Conveniently situated adjacent to the kitchen.







Shower Room - A particularly useful ground floor shower room, fitted with a matching avocado suite comprising a wash hand basin, WC and shower cubicle with a mains-fed shower. The room is fully tiled and benefits from a frosted glass window, providing natural light and privacy.

Utility Room - Accessed from the kitchen, the utility room features a Belfast sink and offers useful additional space for storage or the potential to create a more dedicated utility area. A door provides access out to the garden, with a further door leading through to the garage.

FIRST FLOOR

Landing - A spacious L-shaped landing providing access to five bedrooms, the family bathroom and separate WC. A loft hatch provides access to additional storage space which is part boarded.

Bedroom One - A particularly impressive and spacious principal bedroom, offering a fantastic addition to the home. This generously proportioned room benefits from built-in storage and windows overlooking both the front and rear gardens, enjoying lovely far-reaching views towards the Kent Estuary and Lakeland Fells. A wonderful, light-filled bedroom with plenty of space for furnishings.

Bedroom Two – A good-sized double bedroom positioned to the rear of the property, enjoying pleasant views over the rear garden and providing a comfortable and versatile space.

Bedroom Three - A well-proportioned double bedroom enjoying a beautiful outlook towards the Lakeland Fells. The room benefits from a built-in airing cupboard housing the hot water cylinder, providing useful additional storage.

Bedroom Four - A further double bedroom positioned to the front of the property, enjoying pleasant outlooks. Offering good versatility, this room would make an ideal guest bedroom.

Bedroom Five - Positioned to the rear of the property, this versatile room offers a useful additional space, ideal for use as a home office, study or occasional guest bedroom.

Bathroom - The bathroom is fitted with a bathtub and wash hand basin, complemented by partially tiled walls. A frosted glass window allows for natural light whilst maintaining privacy.

WC - The separate WC is conveniently located next to the family bathroom and fitted with a WC, with a window above providing natural light and ventilation.

Garage - Accessed via an up-and-over door, the garage offers excellent versatility, with space for vehicle storage, use as a workshop or additional household storage. The boiler is housed here, along with plumbing for a washing machine and tumble dryer. A rear window provides natural light, and an internal door leads through to the adjoining utility room.

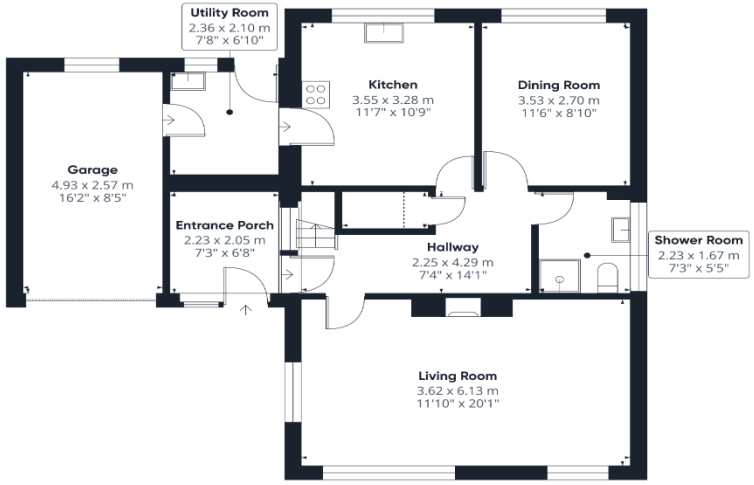
Externally - Approaching the property, a generous driveway provides parking for approximately three to four vehicles, alongside a lawned garden area with established shrubs and space to sit and enjoy the surroundings. Pathways run along both sides of the property, with gated access leading through to the rear garden. Enclosed by fencing and a rear hedge, the garden offers a combination of lawn and patio seating areas, ideal for enjoying the sunshine.

Useful Information

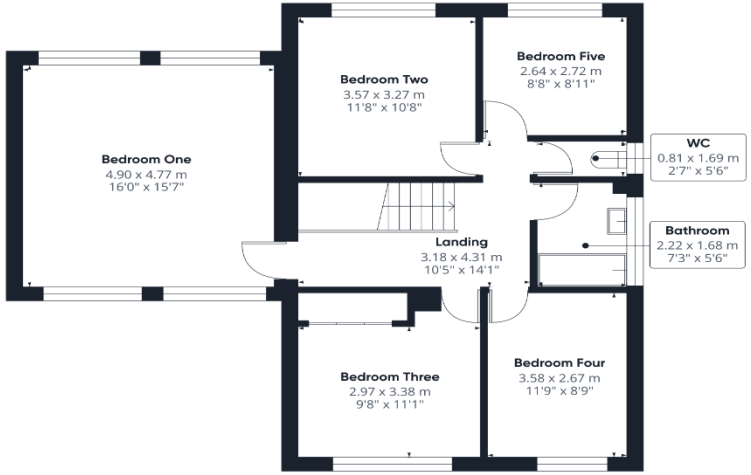
Tenure - Freehold.
Property built - 1977
Council tax band - F (Westmorland and Furness Council).
Heating - Gas central heating.
Drainage - Mains.
Water - Metered.
What3Words location - ///pony.slouched.bump



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Ground Floor



Floor 1



Approximate total area(1)

156.1 m²

1680 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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