



# Hare Hill

Arnside



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## Hare Hill Arnside

Freehold £725,000

If you are looking for the WOW factor in your next home then look no further! The panoramic views afforded from this property are breath-taking along with bountiful space, generous gardens, private parking, original features and Victorian grandeur throughout. The main accommodation is laid over three floors with a cellar below and many of these rooms offer beautiful estuary views. On the ground floor is the sitting room, kitchen/snug, dining room and entrance porch. The first floor presents the master bedroom with the best views in the house and boasting an en-suite, a further two double bedrooms, a bathroom and a separate cloakroom. On the second floor are a further two double bedrooms, a craft/hobby room, a bedroom currently used as an office and also a bathroom. The front garden frames the home beautifully with mature hedges and borders with a traditional stone wall surrounding the lawn and a patio seating area in front of the house to take advantage of the afternoon sun. A gravelled area to the side leads through a gate and around to the rear garden- which boasts a stone outbuilding/workshop space, a private parking area able to accommodate five/six vehicles and an additional area to one side that has been landscaped with low maintenance tiers, beautifully planted up and softened with trees, shrubbery and flowers and elevated views over the estuary from a paved patio area. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including; the famous 'Arnside Chip Shop', two grocery stores, doctor's surgery, pharmacy, two pubs, a variety of coffee shops, and a primary school. There are good transport links from the village with a train station (with direct links to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with the several local groups/societies, play groups, crown green bowling and both a football and cricket club.









## LOWER GROUND FLOOR

### Cellar

Stairs lead down from the pantry to the cellar which provides even further space for storage and has a central stone slab table. A window allows in natural light. There is also power and light in the cellar.

## GROUND FLOOR

### Porch

An elegant entrance into the home with stained glass windows, a decorative tiled floor and ample space for coats, boots and shoes after long estuary walks. The grand original inner porch door with stained glass panels leads into the hallway.

### Entrance hallway

Inviting and spacious and full of original features including the beautiful pitch pine staircase.

### Sitting room

A large, light and bright room filled with natural light and views from the bay window over the front garden and to the estuary and fells beyond. The feature tiled fire surround and a gas fire provides a focal point to the generous space.

### Kitchen/ snug

The U shaped kitchen offers wooden farmhouse base and wall units which provide an abundance of storage space with complementary dark work surfaces and oak flooring. Integrated appliances include a double oven and grill, gas hob with extractor hood above and space for a dishwasher, plumbed for a washing machine and tall fridge freezer. A large window overlooks the rear yard and garden and patio area with a door leading directly outside. The kitchen is integral with the 'snug', which makes for a large room which can be used in a variety of ways - as an extension of the kitchen, an informal dining area, a relaxing snug area, an office etc. The large feature fire surround boasts a wooden mantle and marble hearth with a gas fire installed. There are alcove cupboards to one side offering further storage. A second window overlooks the rear garden. There is access to a pantry area, which is an ideal cool store for food, also this leads down to the cellar.

### Dining room

Mirroring the living room, the dining room is easily able to accommodate a table to seat ten with views to enjoy while dining! An impressive and original grey marble fireplace adds character to the room. A lovely room for evening dining by candlelight.



## FIRST FLOOR

### Bedroom 1

WOW! The second you step foot in to this bedroom you are hit with the breath taking, elevated views across the estuary to the Lakeland Fells in the distance. The room is filled with an abundance of natural light afforded by the large bay window. The view is panoramic and takes in all the iconic views at once. Imagine lying in bed gazing out at that view!

### En-suite

Located behind bedroom 1, this en-suite offers a shower cubicle with a mains fed shower, W.C and a hand basin with a marble effect Kardean flooring.

### Bedroom 2

A large double bedroom, with fantastic views out over the estuary through the large window also benefitting from a wash basin and fitted wardrobes for storage.

### Bedroom 3

A double bedroom facing the rear gardens with a wash basin to one corner of the room.



## Bathroom

This large room also certainly has the wow factor and has plenty of space to sit, recline and relax. The roll top bath stands proudly with a separate walk in shower cubicle with a mains fed shower. There is a hand basin and two floor to ceiling airing cupboards offering ample storage, to keep the room clutter free. There is marble effect Kardean tiling to the floor.

## Cloakroom

Next to the bathroom is a separate W.C and a hand basin, with a deep window sill and a continuation of the marble effect bathroom flooring.

## SECOND FLOOR

### Landing

A spacious and open area leading to all rooms on this floor. A magnificent stained glass ceiling window is found above the wonderful wooden staircase.

### Office/ bedroom 4

A large and spacious room currently being used as an office. Fantastic elevated views through the window to the viaduct and estuary beyond. An original cast iron fireplace to one wall with a gas fire installed, with Orton marble hearth.

### Bedroom 5

A large, light and bright double bedroom again with elevated views over the estuary to the Lakeland fells beyond. There is an original fireplace in one corner.

### Bedroom 6

A double bedroom with a dormer window allowing in natural light, with an original feature fireplace.

## Bathroom

Consisting of a bath with 'telephone' shower attachment, W.C and hand basin. A neutral room with wooden detailing and half tiled walls.

## Craft room/ kitchenette

A multi functional room with a kitchenette area to one corner offering base and wall units, a sink, work surfaces and wired for a cooker and fridge. A fantastic room for guests to use when visiting or as a craft/ hobby room or as a bedroom. There is an original fireplace with gas fire and marble hearth and views out over the rear garden and views to the top of the Knott and Sandside.

## Externally

The front garden frames the home beautifully with mature hedges and borders, with a traditional stone wall surrounding the lawn and with a patio seating area in front of the house to take advantage of the afternoon and evening sun. A gravelled area to the side leads through a gate and around to the rear garden which boasts an outbuilding/ workshop space, a sheltered carport, a private parking area able to accommodate five or six vehicles and an additional garden to one side that has been landscaped with low maintenance tiers, beautifully planted up and softened with trees, shrubbery and flowers, a BBQ area and paved patio area with elevated views over the estuary.

## Useful Information

Heating - Gas central heating.

Drainage - Mains.

Council Tax Band - E.

House built - approx. 1884.

Solar panels to outbuilding roof- owned outright - generates approximately £400 p.a.

Fibre broadband - circa. 110Mbps.





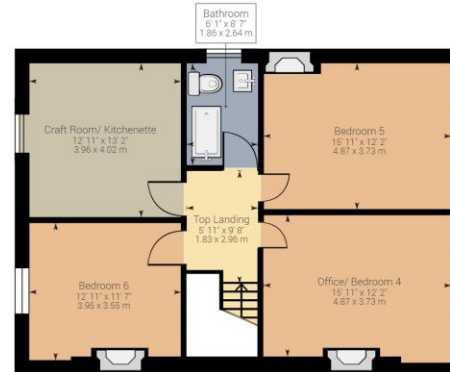




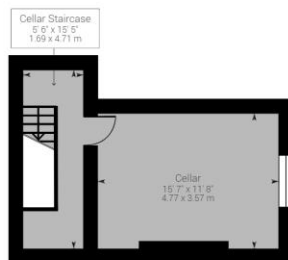




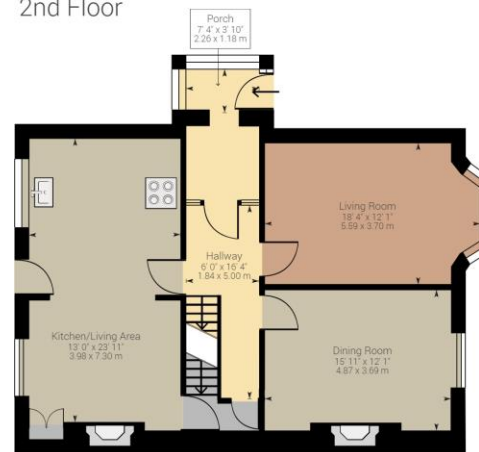
1st Floor



2nd Floor



-1st Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Approximate net internal area: 2954.37 ft<sup>2</sup> / 274.47 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Waterhouse Estate Agents

10 Park Road,  
Milnthorpe, LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk

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