



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Bears Cottage - Arnside





Features

- Three bedrooms
- A generous living room
- Integrated garage and driveway
- Low maintenance gardens
- Elevated views of the surrounding area
- Located in a sought after location
- Located close to local amenities, the estuary, Arnside Knott and transport links

A wonderfully presented three bedroom, detached home located in the ever popular seaside village of Arnside - welcome to 'Bears Cottage!' The current owners have lived in the property since it was built and the home boasts low maintenance front and rear gardens with views looking towards fells beyond with a driveway for one vehicle leading on to the integrated garage. Internally the ground floor provides a generous living room with access out to the rear garden, a well equipped kitchen, an open dining room with front facing views and a must-have

ground floor W.C. The three bedrooms are located on the first floor along with the modern shower room and elevated views from the front over the surrounding area can be enjoyed. The gardens offer a space to relax and enjoy the area both being low maintenance ensuring your time can be spent relaxing with family and friends. Arnside is a highly sought after sea-side village and is a designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a

doctors surgery, a pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Entrance hallway

A bright and inviting entrance hallway with a wood effect flooring and taking advantage of being open to the dining room allowing natural light to flow through both spaces.

Living room

A generous living room for all the family to relax and unwind. Exuding natural light emanating from the picture window and also the french doors that lead invitingly out to the private rear garden, great in the warmer months to bring the outdoors in.

Kitchen

A well equipped kitchen with cream base and wall units with wood effect works surfaces, neutral tiled splashbacks and a natural stone tiled effect flooring all combine to create a cosy farmhouse vibe. Integrated appliances include an oven, gas hob and extractor hood above with a heated towel rail. There is undercounter space for a dishwasher and fridge. The front facing window allows natural light to flood through and offers views over the immaculate front garden.

Dining room

Open to the hallway, this is a versatile space, perfect for dining and able to easily accommodate a table to seat 4 with front facing views. There is a useful under the stairs storage cupboard perfect for shoes, coats and the vacuum cleaner.



W.C

An absolute must have for all homes, this ground floor room boasts a W.C and hand basin with a vanity below for storage with a heated towel rail and half tiled walls.

Garage

An integrated garage with an electric front door and a UPVC door allowing access to and from the rear garden. There is a handy utility area located at the rear of the garage keeping the washing machine and dryer out of the main living space. There is light and power present and a water tap.

FIRST FLOOR

Bedroom 1

A bright double bedroom located above the garage with elevated front facing views.

Bedroom 2

A light and bright double bedroom with front facing views.

Bedroom 3

Currently used as a walk-in dressing room, this is a versatile space that could also be utilised as a nursery, office or hobby room.

Shower room

A modern shower room with a walk-in, mains fed shower, a W.C and a hand basin within a vanity unit for storage. The walls and floor are fully tiled with a heated towel rail and a window allowing plenty of natural light through.

Externally

The front of the home is framed by an immaculately maintained paved garden accessed via two sets of steps and encompassed by a low wall. This is the perfect place to enjoy pots and containers while keeping the garden low maintenance. There is room here for a table and chairs to sit and enjoy the morning sun and surrounding area. The rear garden is a two tiered, private and secure space landscaped and designed to be extremely low maintenance and easy to keep. Block paved with gravelled sections there are stone walls, hedges and trellising ensuring the space is a haven to get away from it all. There is room for a table and chairs to enjoy alfresco dining and BBQ's with views out to the estuary and fells in the distance.

Useful Information

House built - approx. mid 1990's.

Tenure - Freehold.

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

Heating - Gas central heating (combi boiler located in kitchen).

Water - Metered.

Drainage - Mains.

Recent works carried out - In 2021 all windows and doors were replaced, in 2023 soffits and fascias were replaced, plastic dry verge system installed and the gutters and downpipes were replaced.

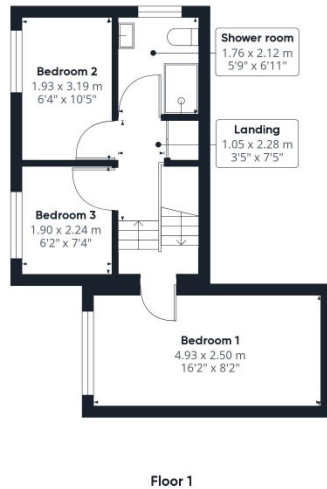
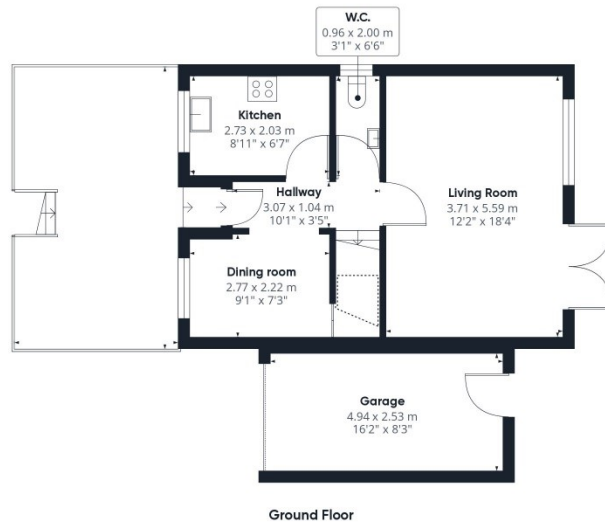
What3Words location - [///duration.skate.treating](https://www.what3words.com/#!/duration.skate.treating).



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



Bears Cottage - Arnside



Approximate total area

83.05 m²
893.93 ft²

Reduced headroom

0.71 m²
7.69 ft²

(1) Excluding balconies and terraces

⌋ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.