



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Almond Bank Cottage - Arnside





Features

- Four double bedrooms
- A sleek new kitchen and diner
- Two bathrooms and a ground floor WC
- A driveway and integral garage
- Versatile living space
- Low maintenance gardens
- Wonderful elevated views to the estuary and beyond

A wonderful and spacious four bedroom, detached home with a wrap around plot and integral garage located in a popular area in the seaside village of Arnside. Boasting incredible elevated views out to the estuary and Lakeland Fells beyond, this home offers versatile living accommodation and generous room sizes with a driveway to accommodate one vehicle. The welcoming hallway offers access to all ground floor rooms with the generous, dual aspect living room benefitting from access directly out to the garden, the modern, open plan kitchen/ diner and the must-have ground floor WC. There is also useful internal access to the garage from the hallway. To the first floor are the four double bedrooms with the master bedroom

boasting an en-suite shower room and all bedrooms offer differing and elevated views around the surrounding area and estuary. There is a modern and sleek four piece family bathroom and a sizeable landing with the feature floor to ceiling picture window that would make an ideal office space or a cosy reading nook. Externally there is a driveway in front of the integral garage and low maintenance gardens surrounding the home that have been thoughtfully planted and lovingly cared for over the years. The secure and private, low maintenance rear garden offers sanctuary and a space for spending time with family and friends to enjoy the views over to the estuary. 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

Hallway

A welcoming and bright entrance into the home with space to kick off boots and shoes and brand new Composite doors. A lower hallway area leads to an external side door and offers internal access to the garage and there is also a handy under stairs storage cupboard.

Living room

A large living room, full of natural light and boasting dual aspect views out to the garden and to the estuary beyond with sliding doors offering easy access directly out to the garden. The feature media wall incorporates an electric fireplace, space for a TV and shelving. This is a wonderful room ideal for relaxing with family and friends.

Kitchen/ diner

A fabulous open space with room for cooking, dining and socialising. Sleek white gloss base and wall units offer an abundance of space for storage with complementary dark work surfaces. The four windows allows natural light to flood into the room lighting the entire space. Integrated appliances include two waist height separate ovens, a combination microwave oven, a large 5 ring induction hob with an extractor hood above and a dishwasher with space for a tall fridge freezer. A continuation of the work surfaces spills into the dining area to create a versatile breakfast bar to seat four with views out to the pretty side garden. There is space to accommodate a table to seat eight comfortably.

WC

Located just off the kitchen/ diner, this ground floor cloakroom consists of a WC and hand basin with a vanity unit for storage below. This is a light room with marble effect aqua boarded walls.



Garage

With an up and over front door, a side door offering internal access from the hallway and also a door to the rear leading out to the garden. There is power, light and water available with a higher than average ceiling height and is currently set up with a dedicated utility area incorporating a washing machine and a dryer.

FIRST FLOOR

Bedroom 1

A generous front facing double bedroom, able to easily accommodate a king-sized bed and benefitting from dual aspect views over the surrounding area and over to Ingleborough in the distance ensuring the room is light and bright.

En-suite

Consisting of a large walk-in, mains fed shower, WC and hand basin within a vanity unit for storage. Marble effect aqua boarding adorns the walls and natural light fills the room also benefitting from a Bluetooth speaker light.

Bedroom 2

A half landing leads on to this generous double bedroom located above the garage boasting elevated dual aspect views to include those of the estuary beyond.

Bedroom 3

A wonderfully bright double bedroom with elevated side facing views out through the large window to the estuary beyond.

Bedroom 4

A front facing double bedroom benefitting from deep fitted wardrobes and shelving.

Bathroom

A naturally bright, modern and fresh room consisting of a bath, a quadrant mains fed shower, a WC and a large hand basin within a vanity unit for storage. Marbled aqua boarding to the walls with a tall towel rail and also benefitting from a Bluetooth speaker light.

Landing

A versatile light and bright space that can be used a variety of different ways such as a reading nook, an office or for storage. The floor to ceiling feature window ensures that natural light fills the space and there is access to the attic from here.

Externally

A decorative iron gate set within a traditional stone wall invite you down the steps and in to the beautiful front garden. The garden is laid mainly as formal lawn with well stocked borders with limestone rockeries. A path leads around the house to the driveway at the side of the home and a wooden gate leads to the private and secure rear garden. This space is low maintenance and gravelled and provides several different place to sit to enjoy the sun and views to the estuary. A summerhouse, with electric, is tucked away in the corner offering a lovely sheltered space to spend time enjoying a quiet glass of wine yet also perfect for entertaining with family and friends. A lower section of paved garden offers a further seating area with a shed for storage, an outside tap and electric point and a path leading around to the front of the home with access into the garage.

Useful Information

House built - 1994.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2022 and serviced March 2024) with new radiators installed throughout.

Drainage - Mains

Kitchen and bathrooms installed 2022.

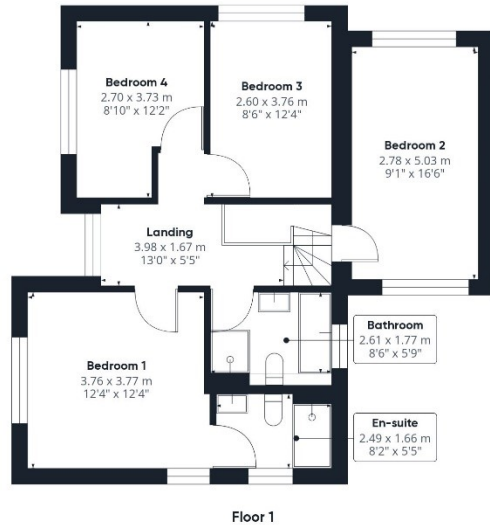
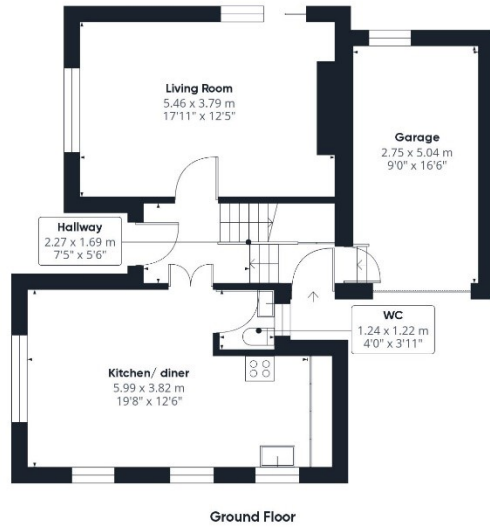
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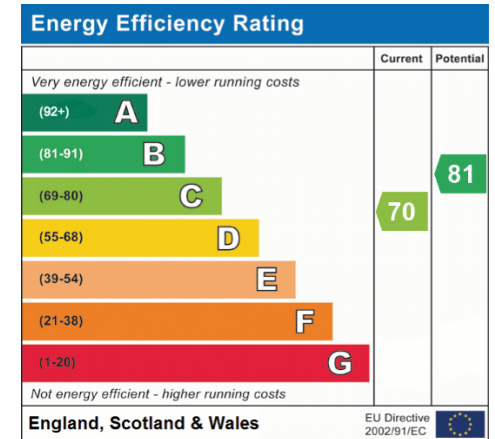


Approximate total area⁽¹⁾
 128.89 m²
 1387.36 ft²

(1) Excluding balconies and terraces

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

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