



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Flat 1, High Brake - Arnside





Features

- 1 bedroom ground floor apartment
- Original features and lots of character
- Additional tanked room on lower ground floor
- Private patio garden
- Elevated position with great views
- On street parking
- No upward chain

A wonderful one bedroom apartment bursting with character and original features and benefitting from elevated views over to the estuary and beyond. The majority of the accommodation is laid out on the ground floor with an additional and versatile room and store room to be found on the lower ground floor. The low maintenance, private garden leads up to the front door and you enter the property into the well equipped kitchen which is a homely space and boasting a lovely feature Victorian style tiled floor and there is access from here to the rest of the accommodation. Also to be found on the

ground floor is the generous living room offering a relaxing and peaceful retreat to sit around the bay window or fireplace with family and friends, the double bedroom features a wonderful original fireplace and an in-built storage cupboard and the three piece bathroom is light and bright. An additional, versatile room located on the lower ground floor can be used a variety of different ways and there is also a separate, useful store room to be utilised. 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

Kitchen

A homely kitchen with oak shaker style base and wall units with contrasting dark granite work surfaces and a tiled cooker splashback. Integrated appliances include a dishwasher, fridge, a double oven and extractor hood above with plumbing and space for a washing machine. Boasting double aspect views and a characterful Victorian quarry tiled floor finished the space. There is access outside to the garden from here.

Living room

Bursting with natural light, this generous living room enjoys dual aspect views outside and features a beautiful, original exposed wooden floor. The large box bay window affords elevated views out over the estuary with original decorative stained glass panels above and the large feature open fireplace is surrounded by a wooden mantle with a cast iron surround and polished marble hearth. A door leads from here directly out to the rear garden.

Bedroom 1

Located centrally, this is a light and bright double bedroom boasting an original open fireplace with a sand stone surround and mantle and decorative tiling. Enjoying dual aspect views and the large sash window overlooks the side of the property and there is a useful floor to ceiling airing cupboard to one corner.





Bathroom

Located just off the kitchen, this light and bright, three piece bathroom consists of a W.C, hand basin and bath with an overhead electric shower with tiled splashbacks.

LOWER GROUND FLOOR

Lower ground floor room

A wonderful, additional, tanked lower ground floor space with a window allowing plenty of natural light through and benefitting from a deep window sill and original wooden ceiling beams. This versatile room could be used in a variety of ways including as a hobby room, as an office or a cosy snug.

Storage room

A useful separate space for storage with a wall mounted heater, fitted shelving and original wooden ceiling beams.

Externally

A low maintenance, block paved patio garden can be found at the side of the property with raised, stone planters thoughtfully planted to include mature shrubs and trees for colour and interest. This is a private and peaceful space surrounded by fencing and traditional stone walling to create the perfect place to sit outside and enjoy the surroundings.

Useful Information

Tenure - Leasehold 999 years from 1969 (each owner is responsible for the maintenance of their individual external areas and structure but the roof is a shared area with any costs being split 50:50. The roof was replaced in 2008). No regular costings associated with leasehold.

Property built - 1894.

Council Tax Band - B (Westmorland and Furness council).

Heating - Electric wall mounted heaters

Water - Mains.

Drainage - Mains.

UPVC double glazing installed in a style sympathetic to the age of the building.

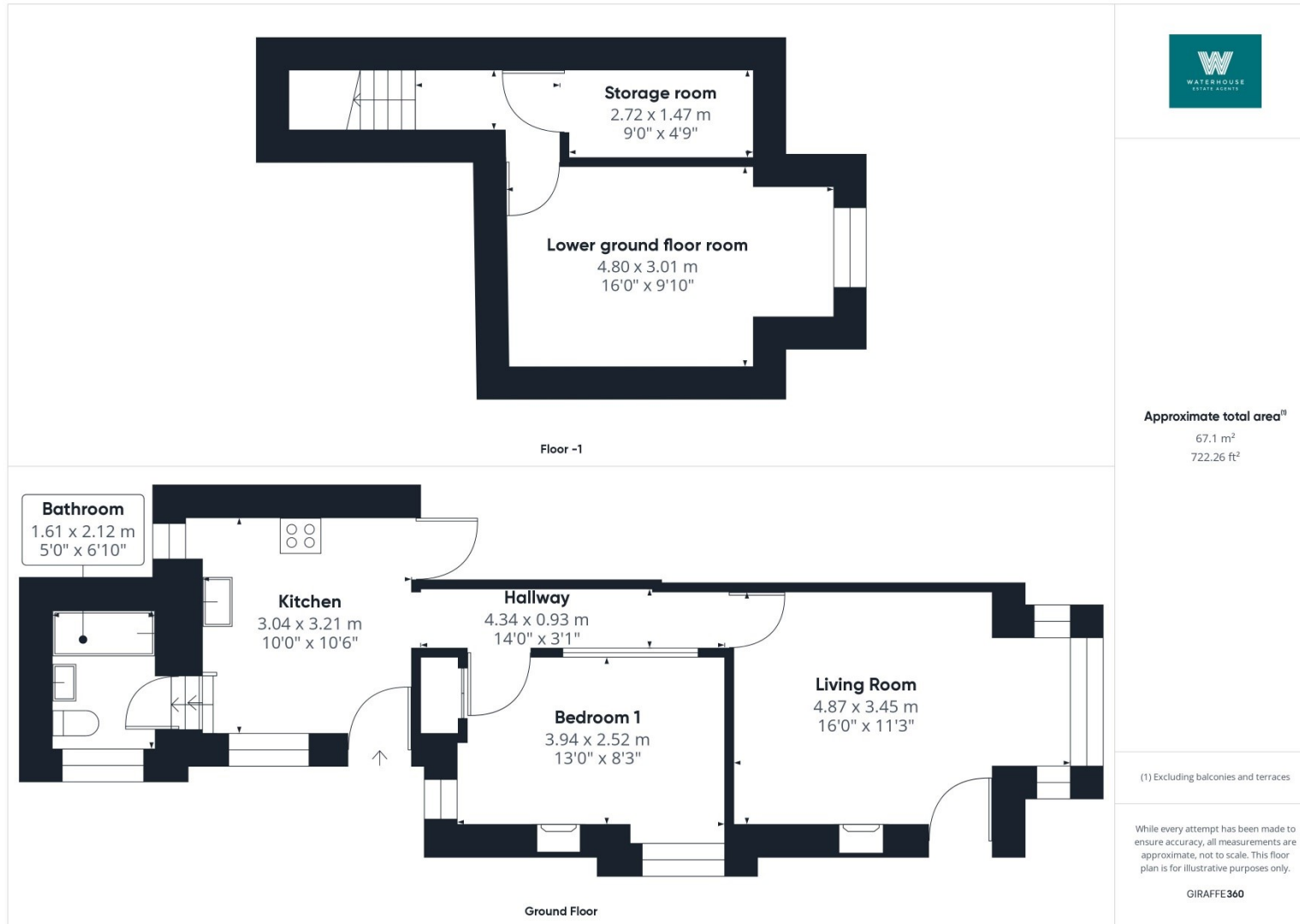
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