



WATERHOUSE  
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Local, Professional Property Services

# Apartment 7, Ashmeadow House - Arnside





## Features

- Two double bedrooms, the master with en-suite shower room
- Light and bright accommodation with estuary views from each room
- High quality fixtures and fittings throughout
- Located within a Grade II Georgian villa
- 2.5 acres of private, manicured gardens to enjoy
- Immaculately presented

An exclusive opportunity awaits to acquire a high-specification, first-floor apartment in the highly sought-after village of Arnside, set within Ashmeadow House - a stunning Grade II listed Georgian villa. Originally built in 1818, this impressive property has a fascinating history and has most recently been converted into 10 opulent apartments. This elegant residence is surrounded by 2.5 acres of meticulously manicured private grounds, offering open and unrivalled views across the estuary and towards the distant Lakeland Fells. The apartment features a spacious, open-plan living area with thoughtfully defined zones for lounging and relaxation, complemented by a separate kitchen and dining space ideal for socialising and entertaining. The two

generously sized double bedrooms include a master suite with a luxurious en-suite shower room, while a separate, opulent bathroom serves the second bedroom and visiting guests. An added advantage of this property is the expansive boarded attic space, which offers ample room for storing all your belongings. This versatile area ensures that you have plenty of storage options, keeping your living spaces uncluttered and organised. Externally there is a dedicated parking space and additional visitor parking available. Residents can also enjoy the beautiful communal gardens, which provide a perfect setting to sit and unwind while taking in the spectacular vistas. Arnside is a highly sought after sea-side village and 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

Offering access to the living room, kitchen and bathroom with a deep under stairs storage cupboard perfect for storing coats, bags, boots and shoes for clutter free living.

## FIRST FLOOR

Bedroom 1  
11'7" x 11'8" (3.54m x 3.58m)





A spacious double bedroom boasting a full wall of fitted wardrobes and storage with an additional fitted storage as well as a dressing table and sink unit. The large window with a deep sill allows natural light to floor through and affords fabulous elevated views towards the estuary and fells beyond.

Bedroom 3  
7'9" x 11'1" (2.37m x 3.39m)

A bright bedroom with impressive, elevated views to the surrounding countryside through the large window with deep sill. Fitted wardrobes and storage ensures clutter free living with a sink unit present.

## SECOND FLOOR

Office/ bedroom 2  
10'0" x 14'5" (3.05m x 4.41m)

Boasting impressive, elevated views through the substantial picture window out to the open countryside beyond. A Velux window adds to the abundance of natural light and offers views to the estuary and beyond. This room is currently used as an office/ snug but it would equally make a great bedroom, hobby room or teenagers den.

En-suite  
3'2" x 6'8" (0.97m x 2.04m)

A charming en-suite with a walk-in, mains-fed shower cubicle, hand basin within a vanity unit for storage and a concealed cistern W.C. A light porthole allows natural light to filter down into the room with fully tiled walls and a heated towel rail.

## Externally

A secluded and private, sun trap paved area surrounded by traditional stone walls and offering fantastic open views over the nearby countryside. There is space to easily accommodate a table to seat 6, perfect for al fresco dining and socialising with a custom high end bike storage container. A graveled path beyond the decorative iron gate leads to an additional area in front of the wall bordering the field with raised beds perfect for pots and containers with a woodshed.

## Useful Information

Tenure - Freehold.  
Property built - Late 19th century.  
Drainage - Mains.

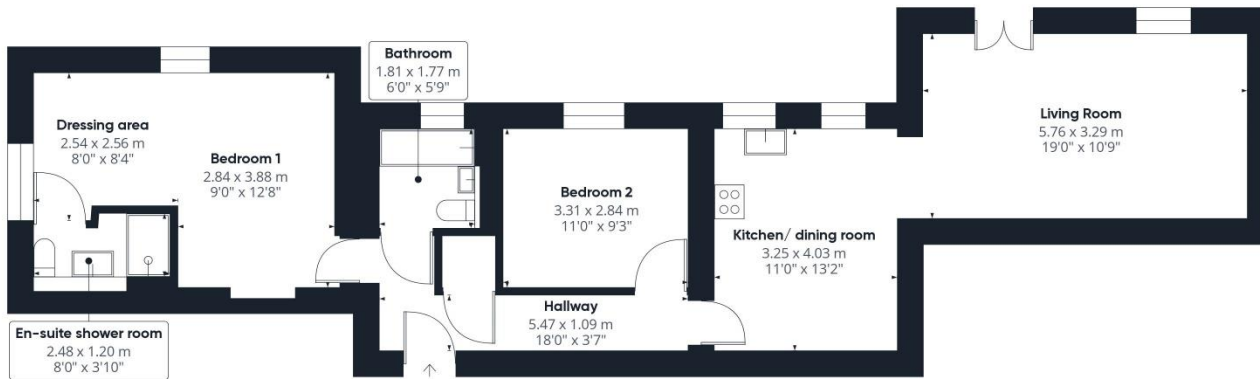
Council tax band - C (Westmorland and Furness Council).  
Heating - Electric powered boiler.  
What3Words location - ///whimpered.acted.necks.



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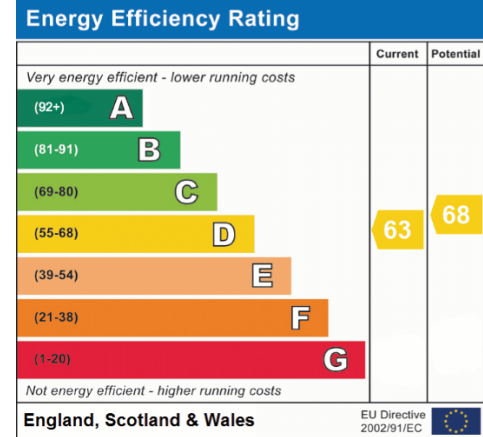


Approximate total area<sup>(1)</sup>  
76.2 m<sup>2</sup>  
820.21 ft<sup>2</sup>

(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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