



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 4, Ashmeadow House - Arnside





Features

- A two bedroom, ground floor apartment
- Open plan living space with a private terrace
- Unrivalled views across the estuary to the Lakeland Fells beyond
- An allocated parking space and visitor parking
- Located within a Grade II Georgian villa
- Located within 2.5 acres of private, manicured gardens
- Offered with no onward chain

An exclusive opportunity to acquire a high-specification, ground floor apartment located in the highly sought-after village of Arnside and 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. The elegant residence is surrounded by 2.5 acres of meticulously manicured private grounds, offering open and unrivalled views across the estuary and towards the Lakeland Fells. This wonderful ground floor apartment features a spacious living room with direct access out to a private patio and is thoughtfully zoned from the high-end kitchen. There are two

generously sized double bedrooms, both with bespoke fitted storage and one boasts a luxurious ensuite shower room. The generous separate bathroom serves the second bedroom and visiting guests. Externally this property boasts its own private patio area benefitting from full sun from morning until evening with open views out over the beautiful gardens and out to the estuary close by. 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.



Entrance hallway

A welcoming entrance into the property boasting a stylish grey LVT floor and with access to bedroom 1, the bathroom and the kitchen. A good sized walk-in utility cupboard discreetly houses the boiler while being able to also accommodate a washing machine and with additional space for storage making it ideal for keeping the property clutter-free.

Kitchen

A sleek, high-specification kitchen featuring elegant grey, shaker style base and wall units complemented by marbled quartz work surfaces. Integrated Neff appliances include a double oven with an induction hob above and extractor hood, a fridge with a freezer below and a dishwasher. Tiled subway splashbacks finish the space.

Living room

A generous and inviting room offering the perfect setting for family gatherings and relaxation with an open and airy atmosphere with space to accommodate a dining table while still having enough space to relax. A feature fireplace recess with a shelved alcove adds character. Natural light floods the room through the elegant french doors, which not only enhance the room's ambiance but also create a seamless connection to the outdoors. These doors open up to the private patio and gardens beyond providing a tranquil escape with wonderful estuary views.

Bedroom 1

A luxurious double bedroom fitted out with high end, bespoke wardrobes and shelving with a separate built-in dressing table.



En-suite

A spacious en-suite designed with comfort in mind and consisting of a large walk-in shower cubicle with a mains fed shower, a rainfall shower head and separate hand held attachment, a concealed cistern WC and a wall mounted hand basin to maximise space and benefitting from a heated towel rail and underfloor heating. The floor and walls are adorned with modern, oversized tiles, creating a seamless and sophisticated look.

Bedroom 2

A wonderful, bright double bedroom showcasing a high vaulted ceiling and beautiful open views out to the gardens beyond. There are bespoke fitted wardrobes and a matching dressing table to utilise.

Bathroom

A luxurious bathroom consisting of a bath with an overhead, mains fed, shower that includes both a handheld attachment and a rainfall showerhead. A concealed cistern WC and a sleek wall-mounted hand basin maximise the space with the additional comfort of underfloor heating and a heated towel rail to create a warm and inviting atmosphere.

Private external terrace

Measuring approx. 415 sq. ft, this private terrace provides the perfect space for relaxing and enjoying the splendid surroundings with direct access out from the living area. There are enviable open views over the beautiful gardens and out to the estuary close by and with its open aspect, benefits from full sun from morning until evening.



Externally

Benefitting from an impressive private courtyard that offers a wonderful and peaceful retreat to enjoy the gardens with breath-taking estuary views. Ashmeadow House is nestled within 2.5 acres of private, meticulously manicured gardens adorned with magnificent mature trees, lush bushes, and elegantly landscaped beds that surround the property. A sweeping driveway leads up to the house, where an allocated parking space awaits for the apartment, with additional visitor parking available for friends and family. The property boasts stunning views across the estuary and towards the distant Lakeland Fells, offering some of the most breathtaking vistas in the area. The beautiful communal gardens are available for all residents to enjoy, providing a serene and picturesque setting for relaxation and leisure.

Useful Information

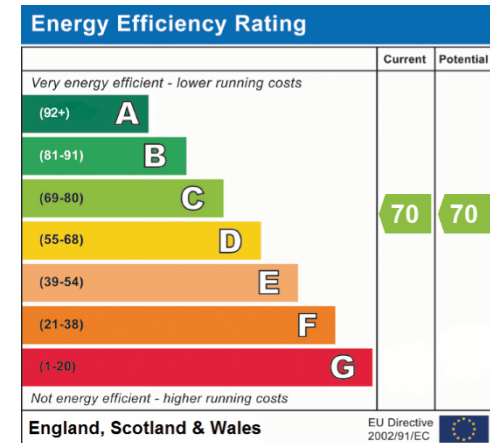
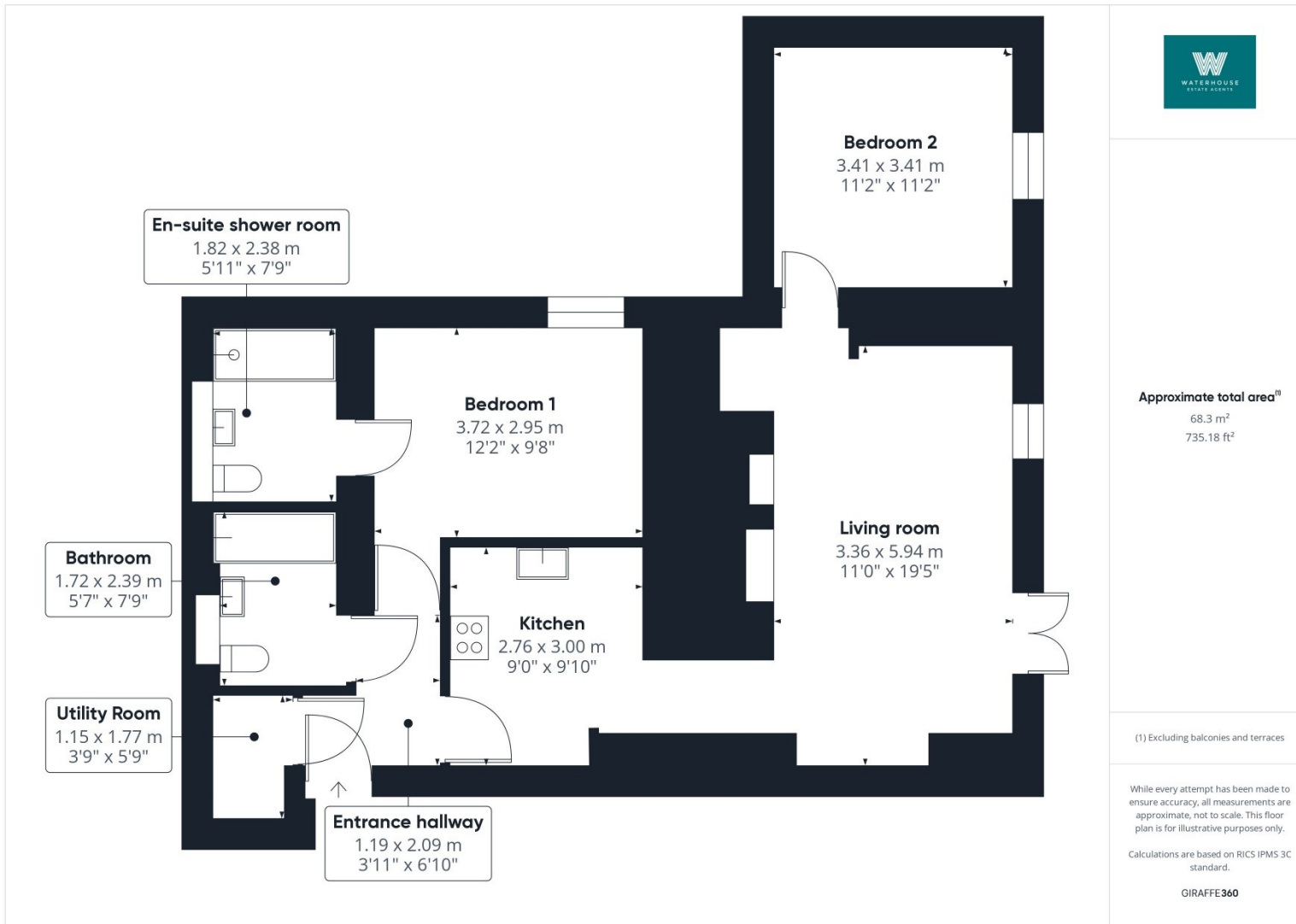
- Leasehold is 999 years from 1st January 2021 (Service charge costs approx. £4000 per annum).
- Heating - Gas fired central heating via Worcester Bosch combi boiler with 10 year guarantee and Nest 3rd Generation digital thermostat with WiFi touchscreen thermostat.
- Council tax band - D (Westmorland and Furness Council).
- Drainage - Mains.
- Mechanical ventilation and heat recovery system.
- Smarthome technology incorporating Amazon Echo and Samsung Smarthings.
- Internet - B4RN Gigabit ultra fast broadband.
- CAT 6 cabling and sockets to lounge and bedrooms.
- Prewired for Sky TV.
- Parking - allocated parking space with additional visitor parking available.
- What3Words location - [///gems.compacts.schooling](https://www.what3words.com/).



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