



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

1 Redhills Road - Arnside





## Features

- Beautiful 5 bedroom characterful stone built home
- Generous Kitchen with breakfast bar
- Spacious accommodation situated over four floors
- Large driveway with parking for several vehicles
- Low maintenance gardens to enjoy
- Characterful, stone-built property

This beautiful five-bedroom stone family home, full of character, is semi-detached and perfectly situated in the heart of Arnside village. The front door opens into a spacious hallway on the ground floor, providing access to a cosy living room with a log-burning stove, perfect for relaxing. There's also a generous dining room with another stove, offering ample space for family meals and entertaining. The large kitchen features modern units and dark worktops, complete with a breakfast bar and dining space, with a door leading out to the garden. A convenient WC is adjacent to the kitchen. Stairs lead down to the cellar, which includes a WC and a storage room, offering great potential for additional uses. On the first floor, there are three bedrooms, two of which are doubles.

One double bedroom boasts an ensuite, while the single bedroom would work well as a study. There's also a landing cupboard providing extra storage. On the second floor, you'll find excellent eaves storage and an additional room that can serve as a bedroom or study. This room also features a separate dressing or storage area with lovely views over the front of the property. Externally the property has a welcoming entrance that opens to a large gravel driveway, with a front garden featuring a lawn, stone wall, and well maintained flower beds. The gravel driveway extends along the side of the house. At the rear, there's a decked area perfect for outdoor seating, along with an adjacent outdoor bar. Steps lead down to a spacious area ideal for children or entertaining, with

a paved seating spot at the far end for relaxation. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop'- 2 grocery stores - one being a few minutes walk away- a doctors surgery- pharmacy- a primary school- 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies- play groups- crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.



## GROUND FLOOR

**Entrance hall** - A bright and inviting hallway, filled with natural light and showcasing an exposed wooden floor. There is plenty of space here to store coats, bags and shoes.

**Living room** - A bright room, boasting front facing garden views through the wonderful box bay window. Exuding a sense of calm, this is a cosy retreat after a long day with original feature cornicing and picture rails. The feature log burning stove stands proudly upon a slate hearth, perfect for cosying up around in the colder months.

**Dining room** - This spacious room offers versatility, making it ideal for a variety of uses such as a formal dining room, a play room, a dedicated home office, or a creative hobby space. The charm of the exposed wooden floor adds warmth and character, while the log-burning stove creates a cosy and inviting atmosphere. The room is further enhanced by the abundance of natural light streaming in through the large window, which provides a picturesque view of the rear garden.

**Cloakroom** - Consisting of a WC and hand basin with hanging space and a tall, heated towel rail. The discreet window ensures natural light illuminates the room.

**Kitchen** - A large, bright and sociable kitchen enjoying dual aspect views and access directly out to the garden with an abundance of cream base and wall units with copper accents and dark quartz work surfaces. Integrated appliances include a range cooker with extractor hood above and a dishwasher and there is room to accommodate a tall fridge freezer. The highlight of the room is the large, central island complete with base unit storage, a breakfast bar to seat 4 and a beautiful wooden work surface.





## LOWER GROUND FLOOR

Versatile utility room and storage - The lower ground floor is accessed via a door in the kitchen and provides a separate, internal space to store the utilities ensuring the main living areas remain utility free. With whitewashed walls and concrete floors there is room for a washing machine and dryer with a sink area to utilise. Just off this space is a WC cubicle and further down is a zoned area, great for storage and to store foodstuffs with another separate room to the right, again perfect for storing contents enabling the upstairs to be clutter free.

## FIRST FLOOR

Bedroom 1 - A characterful, light and bright, master bedroom with a lovely feature box bay window with a built-in window seat to enjoy the front facing views. There is a wall of fitted wardrobes and storage to utilise and an exposed wooden flooring.

Bedroom 2 - A large double bedroom, filled with natural light from the side facing window, with feature picture rails and beams.

Bedroom 3 - A bright double bedroom benefitting from side facing, elevated garden views.

En-suite - Consisting of a WC, hand basin and shower cubicle with a mains-fed shower. The room is illuminated with natural light and there is a tall, heated towel rail.

Bedroom 4 - A single room with front facing views through the large window and benefitting from an exposed wooden floor. This room could be utilised as an office, art room, dressing room or for storage.

Bathroom - Bursting with natural light, this sleek, four piece bathroom offer a bath with central taps, a separate shower cubicle with a mains-fed shower, WC and hand basin. There are tiled splashbacks along with a tall, heated towel rail and a window with a deep sill, perfect for utilising to display toiletries or plants.

## SECOND FLOOR

Bedroom 5/office - A fabulous additional, dormer room located on the second floor that would make an ideal bedroom with separate dressing area or teenagers den. There is ample space for a bed and furniture. The room is currently used as a home office/ hobby room and has been zoned into two spaces.

### Externally

The front of the property boasts a welcoming entrance that opens onto a spacious gravel driveway, perfect for multiple vehicles. The front garden is beautifully landscaped, featuring a well-maintained lawn bordered by a charming stone wall, with flower beds adding a touch of colour and warmth. The gravel driveway extends along the side of the house, providing additional parking or access space. At the rear of the property, you'll find a lovely decked area, ideal for placing outdoor furniture where you can relax and enjoy the fresh air. Adjacent to this is an outdoor bar, a fantastic spot for entertaining. Steps lead down to a large open space, perfect for children to play or for hosting larger gatherings. Towards the end of the garden is a paved seating area, offering a peaceful corner to unwind or enjoy alfresco dining.

### Useful Information

Tenure - Freehold.

Date built - Circa 1905.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

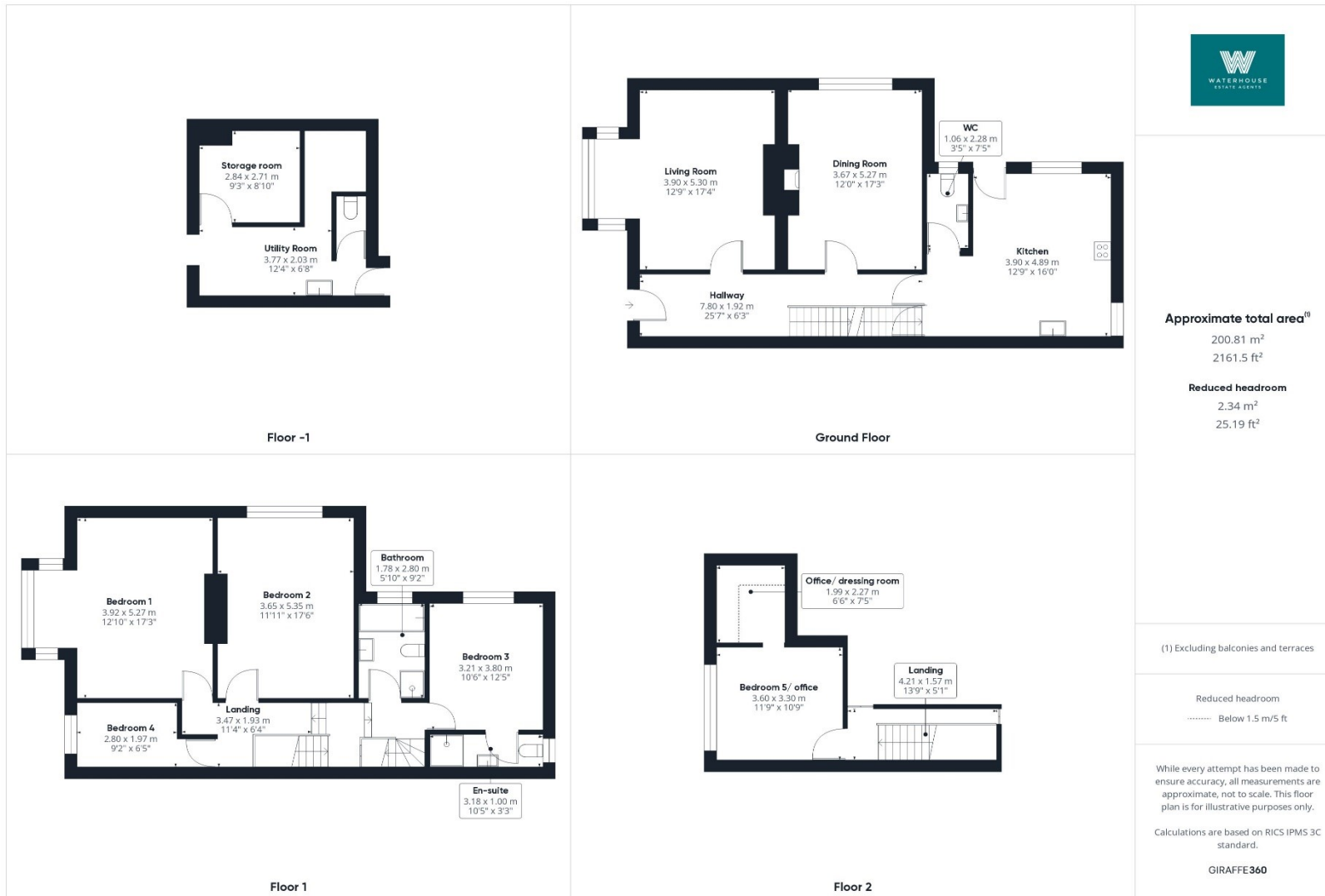
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# 1 Redhills Road - Arnside



**Waterhouse Estate Agents**

10 Park Road, Milnthorpe  
LA7 7AD

**Tel: 01524 760048**

[info@waterhouseestates.co.uk](mailto:info@waterhouseestates.co.uk)

[www.waterhouseestates.co.uk](http://www.waterhouseestates.co.uk)



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