



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Willowfield - Arnside





Features

- Spectacular elevated views of the Kent estuary and Lakeland fells beyond
- No onward chain
- Four double bedrooms, master with en-suite
- Newly re-developed apartment
- High end fixtures and fittings throughout
- Open plan living areas
- Over 1800 Sq feet

A spectacular, full re-development of a characterful and prominent property offering incredible views over the promenade to the Kent estuary, Arnside viaduct and to the Lakeland fells beyond. Spanning over 1800 square feet, there is a distinct high standard of workmanship throughout with modern and luxurious fixtures, fittings and brand new floorings. The property is accessed at the rear of the building via a bespoke Accoya and traditional limestone stairway with Porcelanosa ceramic tiles. Through the front door the inviting internal staircase leads you up to the main living areas. The impressive light and spacious living room boasts unrivalled views out to the estuary and Lakeland fells to the distance with a newly installed side aspect window offering a unique view along the promenade over to the village. The kitchen/ diner is

open with the living room creating a fantastic social space that can be used a variety of different ways. The second floor accommodation boasts the kitchen/ diner, living room, bedroom 1 with a luxurious and elegant en-suite, bedroom 2 and the generous family bathroom that wouldn't be out of place in a boutique hotel. Stairs from the main hallway then lead up to the third floor where bedroom 3 and 4 can be found along with a bright landing that could be utilised as an office space or cosy reading nook. The property has built in storage throughout ensuring that it can easily be kept clutter free and benefits from an abundance of natural light in all rooms. Externally there are two allocated parking spaces to the rear and a useful container for storage for the sole use of this apartment. At the front of the property is a

charming communal garden to enjoy with a lawned area to sit out, relax and take in the superb open views over the estuary. 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.



ENTRANCE HALLWAY

A large side facing window allows natural light through and newly carpeted stairs lead invitingly up to the second floor.

SECOND FLOOR

Hallways - There are various built-in cupboards here to ensure the home is kept clutter free, providing more than enough space for coats, boots, shoes, bags and much more.

Kitchen/ diner - A wonderfully bright space with a large, rear facing window with a deep sill that could also be a window seat and open to the living room creating a fantastic area for socialising. Kitchen supplied and fitted by Carl Graham Interiors - LochAnna kitchen with Opaco shaker style units finished in Mussel with under cabinet lighting. Quartz worktops and upstands, Franke 1 ½ bowl sink plus Franke taps. Neff appliances – including double oven, dishwasher, microwave, induction hob and fridge freezer. SMEG Washer Dryer and Elica Cloud Seven ceiling extractor.

Living room - Stunning views of the estuary and beyond can be enjoyed through the low-level windows with deep sills that really maximise the natural light entering. Benefitting from a newly installed side aspect window that offers a unique view along the promenade and over to the village. This is a light and spacious room, ideal for relaxing with family and friends or just for sitting and taking in the beautiful scenery. Open to the kitchen and dining area perfect also for larger gatherings and socialising.





Bedroom 1 - A generous double bedroom with a large picture window and deep sill offering front facing views over the estuary to the Lakeland fells beyond.

En-suite - A luxurious and impressive en-suite with generous storage space. Supplied and fitted by Carl Graham Interiors. Calypso fitted furniture in the Chiltern range finished in Mussel with Arinos handles. Calypstone Grey Steel Quartz worktops. 2 x Amarillo semi-recessed basin with Fuse taps. 1200 x 800 shower with 8mm glass screen and Aqualla Luca Drench shower. Carolina rimless btw pan with soft close seat and concealed cistern.

Bedroom 2 - A rear facing double bedroom with a low level window and deep sill.

Bathroom - An impressive and bespoke four-piece bathroom suite supplied and fitted by Carl Graham Interiors. A substantial low level window allows natural light to flow through with a deep sill and a built in, floor to ceiling cupboard offering a wealth of storage space. Calypso fitted furniture in the Chiltern range finished in Mussel with Arinos handles. Calypstone Grey Steel Quartz worktops. Amarillo semi-recessed basin with Fuse taps. 1400 x 800 shower with 900 8mm glass screen and Aqualla Luca Drench shower. Boscola 1685 freestanding bath with Aqualla Bryant freestanding floor taps and shower wand. Carolina rimless btw pan with soft close seat and concealed cistern.

THIRD FLOOR

Landing - A unique and bright landing boasting two Velux windows with a low-level window looking through to the lower hallway allowing the transfer of light to both areas. There is eaves storage present to both ends and space for a desk or for a comfy chair to sit and get lost in a good book.

Bedroom 3 - Located on the third floor, this spacious double bedroom benefits from a large Velux window allowing an abundance of natural light through.

Bedroom 4 - A generous double bedroom with a large Velux window ensuring the room is light and bright.

Externally

There are two allocated, off road parking spaces and a storage container for the sole use of this property - a very useful and practical commodity. The entrance to the property is at the rear of the building and has been newly refurbished with stunning, bespoke Accoya handrails and porch surround complemented by beautiful limestone walling and steps leading up to the front door with Porcelanosa ceramic tiles underfoot. At the front of the property is a charming communal garden to enjoy with a lawned area to sit out, relax and take in the superb open views over the estuary.



Useful Information

Property built - 1890 approx. and re-developed in 2021.

The wiring, plumbing, windows and doors, plastering, woodwork and fixtures and fittings are all brand new.

Council Tax Band - D.

Drainage - Mains.

Heating - Brand new Rointe Roma 150 boiler with high efficiency electric radiators throughout.

Newly re-roofed.

Tenure - Leasehold.

The overall insurance premium is divided between the three apartments based on square footage - approx. cost £650.

The service charge for the last year was £450. This includes the garden maintenance, gutter cleaning and electricity costs for communal path/steps lighting, plus the power for the Aerial/Satellite distribution boards.

There is a nominal ground rent of £1 per year.

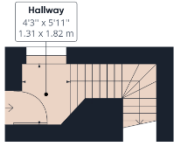
Any other costs incurred towards the communal areas would be charged separately, or added to future year's charges.



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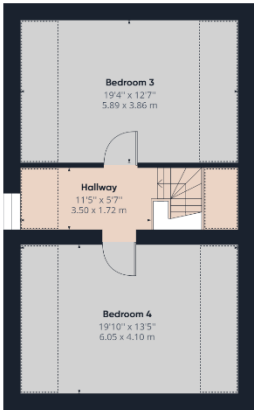
3 Willowfield - Arnside



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1827.06 ft²
169.74 m²

Reduced headroom
209.80 ft²
19.49 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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