



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

9 The Promenade - Arnside





Features

- A characterful 4 bedroom home in a fantastic, private location
- Larger than average integral garage
- Open plan living/ dining room
- Naturally light accommodation throughout
- Tucked away in a secure and peaceful area, very close to the fabulous beach front
- Potential to purchase as an investment
- Situated within an easy walk to the train station and beautiful promenade

A beautifully presented four bedroom conversion laid out over three floors, offering bright and spacious accommodation throughout making it the ideal home for modern family living. Tucked away in a private and secure location, only a stones throw away from the fabulous beach front, promenade and wide range of shops. This is a fantastic, prime location within the lovely village of Arnside. Enjoy the character of a classic conversion blended with contemporary finishes and thoughtful design. On the ground floor, a welcoming entrance hallway offers practical storage for coats and shoes, with a convenient utility room, a downstairs W/C, and direct access into the generous garage. Heading up to the first floor, you'll find an expansive open plan living

and dining area, featuring a Juliet balcony that fills the space with natural light, perfect for both relaxation and entertaining. Just off this area is the bright and well equipped kitchen, with the modern family bathroom located off the landing, providing easy access for all. The third floor boasts four well-proportioned bedrooms: two spacious doubles that offer plenty of room for comfort, and two cosy singles ideal as children's bedrooms or home offices. This home combines thoughtful functionality with a seamless layout, offering flexibility and comfort suited for modern family living. Arnside is a sought-after village with a lovely, community atmosphere 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, 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, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



GROUND FLOOR

Entrance hallway - A delightful entrance into the home, flooded with natural light and offering a good space to sit to remove and store coats, boots and shoes. The staircase to the first floor is close by with a handy under the stairs storage cupboard and the hallway leads on to the utility room and WC.

Utility room - A great utilisation of the space creating a utility area with room for a washing machine with fitted shelving and hanging space. There is a door here leading into the integral garage.

WC - A must have for all homes complete with a WC and a corner hand basin.

Garage - A fantastic, larger than average, garage with an up and over front door and also an internal door leading into the utility area. There is power and light present.

FIRST FLOOR

Landing - Full of natural light coming through the glazed panels zoning the living room/ dining room and also from the stairs window. There is also access to the bathroom.

Living room/ dining room - A generous room showcasing a feature fireplace to one side and a Juliet balcony to the other. The room has been furnished to make the most of the space with a cosy living area centred around the fireplace and a dining area closer to the kitchen end.



Kitchen - Sleek white gloss base and wall units coupled with wood effect work surfaces and acrylic splashbacks all combine to create a bright and inviting space with integrated appliances to include a dishwasher, an oven, an induction hob and extractor hood above, and a fridge. There is a exciting glimpse out of the front facing window to the estuary beyond.

Bathroom - Consisting of a bath with a mains-fed shower above, WC and a hand basin within a vanity unit offering a good amount of storage. There is a wider than average heated towel rail adding a touch of comfort to the space and the large, frosted window allows an abundance of natural light in to illuminate the room.

SECOND FLOOR

Bedroom 1 - A relaxing double bedroom benefitting from a range of fitted furniture to include wardrobes, drawers and shelving, ideal for ensuring clutter free living. The Velux window fills the room with natural light.

Bedroom 2 - A good sized double bedroom benefitting from two Velux windows ensuring the room is naturally bright.

Bedroom 3 - A bright single bedroom with a Velux window filling the room with natural light.

Bedroom 4 - A single bedroom currently used as an office with a Velux window. This would also make an ideal nursery or craft room.



Useful Information

Property is approx. 200 years old and was renovated 40 years ago.

Tenure - Freehold.

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

Heating - Gas central heating.

Water - Mains.

Electric - Mains.

Drainage - Mains.

What3Words location - [///stiletto.dolphins.bearings](https://www.what3words.com/#!/stiletto.dolphins.bearings).



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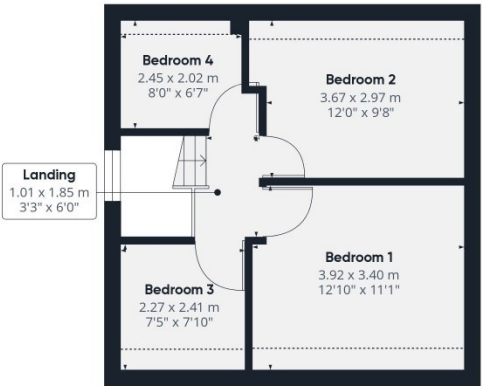


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Ground Floor

Floor 1



Floor 2



Approximate total area⁽¹⁾

115.51 m²
1243.34 ft²

Reduced headroom

4.35 m²
46.86 ft²

(1) Excluding balconies and terraces

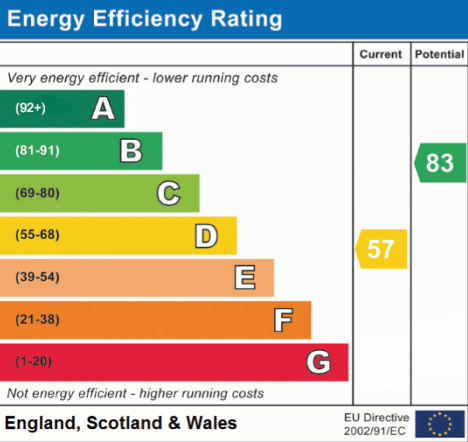
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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