



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

11 Inglemere Drive - Arnside





Features

- 3/4 bedroom detached property
- Garage and driveway
- Spectacular elevated views of the Kent estuary and Lakeland fells beyond
- Separate workshop area and large undercroft for storage
- Potential to convert the workshop and undercroft in to additional living accommodation

This delightful 3/4 bedroom detached property on Inglemere Drive in Arnside offers stunning rear views of the viaduct, estuary, and Lakeland fells. With a spacious internal layout and exciting potential for personalisation, it presents a fantastic opportunity to create your dream home while also adding value. Situated in a tranquil yet well-connected village, the property is offered with no onward chain, making it an ideal choice for those looking to settle in this sought-after location. The ground floor features a generously sized living room with sliding patio doors that open onto a balcony, providing the perfect spot to enjoy the breath-taking scenery. On this floor you will also

find the kitchen adjacent to bedroom 4/ dining room, and there is also a convenient WC and internal access to the garage and utility room. Upstairs, the first floor comprises three well-proportioned bedrooms, a four-piece bathroom, and extensive built-in storage to ensure a clutter-free lifestyle. Outside, the front and rear gardens provide ample space for relaxation, entertaining, or indulging in gardening pursuits while making the most of the quiet and scenic surroundings. The property also includes a lower-ground floor workshop with access to additional under-croft storage, adding further versatility to this wonderful home. 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



GROUND FLOOR

Entrance hallway - A bright and spacious hallway providing access to all ground floor rooms and access to the staircase leading up to the first floor. A handy under the stairs cupboard is ideal for storing coats, shoes, and other essentials.

Kitchen - The kitchen is accessible from both the hallway and an external door leading from the garage. It boasts a large window positioned above the sink, offering delightful views of the rear garden, the estuary and Lakeland fells in the distance. The space is fitted with an extensive range of cream wall and base units, beautifully complemented by a sleek modern work surface and stylish metro-tiled splash backs. A gas hob with a built-in extractor above takes centre stage, accompanied by a waist-height oven and a convenient combi grill/oven above. The layout also includes dedicated spaces for a dishwasher and a fridge-freezer.

Living room/ dining room - A generous and bright room with space for all the family to sit and relax together. A large window overlooks the front garden, while sliding doors at the rear open directly onto the balcony, seamlessly extending the living area during warmer months and allowing natural light to fill the room. The balcony also provides stunning views of the viaduct, estuary, and Lakeland fells, creating a picturesque backdrop. The focal gas fireplace sits on a tiled hearth and provides a source of warmth in the colder months. There is ample space here to accommodate a dining table if required.

Bedroom 4/ dining room - A fantastic space currently used as a formal dining room perfect for entertaining family and friends, ideal as it is located next to the kitchen. Its versatility makes it equally suited for alternative uses, such as a playroom, a dedicated home office, a creative hobby area or it could easily be used as a fourth bedroom. A large window bathes the room in natural light while offering charming views of the front garden.





Cloakroom - Featuring a WC and hand basin, the space is elegantly finished with a dado rail. A window allows natural light to illuminate the room.

Utility room - Conveniently accessible from the rear of the garage, this spacious utility room is designed for practicality and convenience. It provides ample space for a washing machine, dryer, and fridge freezer. Storage is well-appointed with base units and a tall cupboard, while a handy sink also boasts views to the rear garden. The room is completed with a low-maintenance tiled floor, ensuring durability.

Garage - This impressive integrated garage includes full lighting, power outlets, and an outdoor tap. It's an ideal space for parking or for your additional storage needs. The garage can be conveniently accessed from the kitchen or through an external side door. At the rear, there's a doorway leading directly to the utility room.

FIRST FLOOR

Bedroom 1

This bright and inviting master bedroom boasts breath-taking views of the viaduct, estuary, and Lakeland fells from the Velux window. Thoughtfully designed for functionality, it offers ample storage with a combination of built-in cupboards, wardrobes, drawers, and a dressing table.

Bedroom 2 - Upon entering, you step down into a generously sized double bedroom that offers breath-taking views of the viaduct, estuary, and Lakeland fells from the Velux window.

Bedroom 3- A versatile double bedroom benefitting from fitted drawers and a wardrobe for added storage.

Bathroom - Flooded with natural light from the Velux window, this modern four-piece bathroom offers a bath, a separate shower cubicle with a mains-fed shower, a sleek WC, and a contemporary hand basin set within a fitted storage unit. The room is beautifully finished with fully tiled walls, a tall heated towel rail, and a contemporary mirror.

Landing - The landing provides access to all three bedrooms and the bathroom, as well as offering two spacious built-in storage cupboards. These cupboards are ideal for keeping extra clothing, towels, and bedding neatly organised.

LOWER GROUND FLOOR

Workshop - Accessible through a door beneath the raised patio in the rear garden, you will find this versatile space. Previously utilised as a workshop and for additional storage, it benefits from natural light through a window in the door and is equipped with power. From this area, you can also access the under-croft, providing ample room for storing garden tools, bikes, and more.

Externally

A spacious lawn graces the front of the property, complemented by a newly tarmacked driveway leading up to the garage and a path guiding you to the main entrance. The frontage is beautifully framed with a rockery and shrubs on one side, and a mature border on the other. A side path follows alongside the property, passing a side entrance to the garage and leads you into the secure rear garden. This charming garden features a well-maintained lawn, vibrant planted borders, and a greenhouse - perfect for green-thumbed enthusiasts. A feature spiral staircase ascends to a balcony - an idyllic spot to relax and take in breath-taking views of the viaduct, estuary, and distant Lakeland fells in the distance. The path continues to a flagged area, perfect for displaying potted plants, before reaching steps that loop back to the front garden.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating. (Boiler 3 years old).

Water - Not metered.

Drainage - Mains.

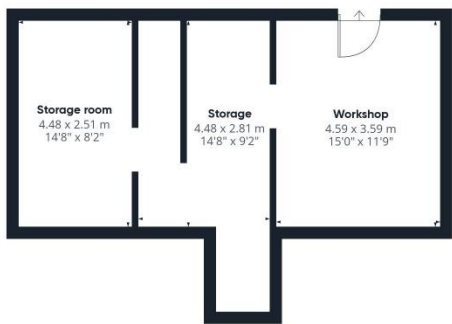
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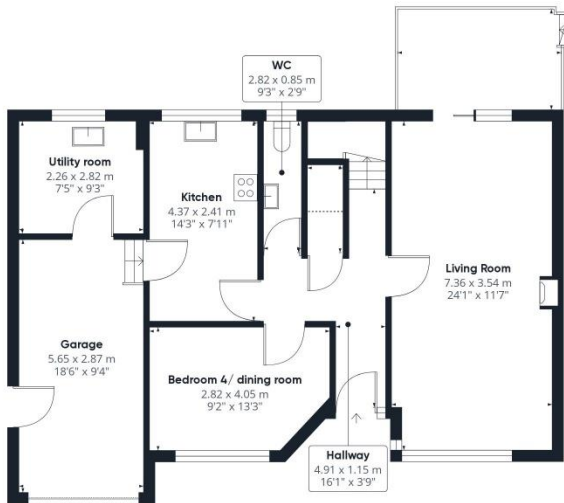
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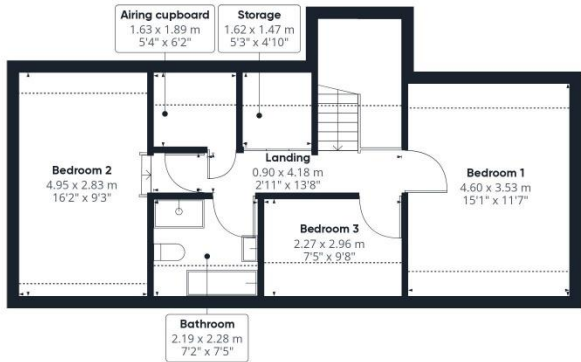
11 Inglemere Drive - Arnside



Lower ground floor



Ground Floor



Floor 1



Approximate total area⁽¹⁾

178.04 m²
1916.44 ft²

Balconies and terraces

7.4 m²
79.65 ft²

Reduced headroom

12.12 m²
130.44 ft²

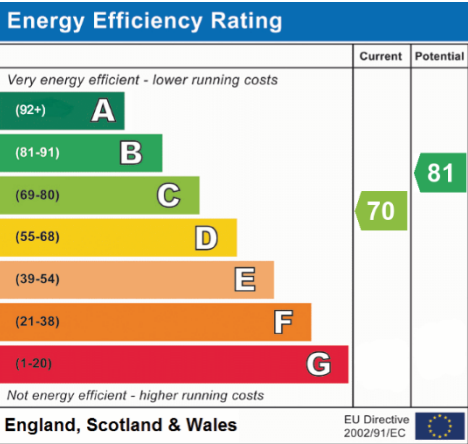
(1) Excluding balconies and terraces

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.

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