



WATERHOUSE
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Beachwood Lodge - Arnside





Features

- Currently 2 separate apartments with the opportunity to convert to a spacious family home
- A separate, triple garage with electric up and over doors
- A versatile room above the garage, perfect as a home office or gym, with a WC
- Fabulous, elevated views from the garden with several seating areas
- Parking for several vehicles

Nestled in the desirable village of Arnside, this stone built, end-of-terrace property is brimming with character and charm and offers versatile living arrangements and is offered with no onward chain. Currently divided into two separate 2-bedroom apartments, it presents a unique opportunity for dual living or for a conversion into a spacious family home. The ground floor comprises of a sun room, living room/ dining room, kitchen with additional utility room, two bedrooms and a bathroom. The first floor is accessed via a staircase to the rear, currently fitted with a stairlift, and offers a bright sun room, a characterful living room, the kitchen, two bedrooms and the bathroom. The property is

complemented by beautifully maintained natural, limestone gardens with mature trees and shrubs that blend seamlessly with the scenic environment, creating a peaceful retreat. The garden's top elevation provides stunning panoramic views over the estuary to Lakeland fells in the distance and is ideal for quiet contemplation or simply for enjoying the magnificent views and sunsets. Adding to its appeal is the gravelled driveway and the substantial triple garage with a versatile upper level, perfect for transforming into a home office, studio or private gym. 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, 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

Sun room - Stepping foot inside the property into the sun room. There are private, dual aspect views outside and the room is filled with natural light. The floor is fully tiled and there is a handy, built-in cupboard for the storage of coats and shoes and more.

Living room / dining room - An 'L' shaped room zoned to offer a main living room and also a dining area. The living room is a good size with a large window allowing side facing views. A feature electric fireplace adds a cosy touch with a large wooden mantle above. The dining area (2.25M x 2.29m) is able to accommodate a formal table to seat four for meals and entertaining.

Kitchen - Benefitting from wood effect base and wall units for storage with darker works surfaces. Integrated appliances include an oven, electric hob and an extractor fan above. There is undercounter space for a fridge and a freezer.

Utility room - Located just off the kitchen, there is room here for a washing machine and dryer and additional space for storage to keep the home clutter free. A window allows natural light in.

Bedroom 1 - A double bedroom offering dual aspect views with fitted wardrobes and shelving present.

Bedroom 2 - A single bedroom with rear facing views out to the gardens.

Bathroom - A well equipped bathroom consisting of a bath with an overhead electric shower, a WC and a hand basin. There is a built-in cupboard for additional storage with fitted shelving and there is a heated towel rail present.





FIRST FLOOR

Entrance hallway - Offering access to the sun room, kitchen and bedroom 4, there is also a deep cupboard here housing the boiler and with additional room for storage.

Sun room - A bright room boasting elevated views through the floor to ceiling windows. A fantastic additional living space to sit and relax with a couple of steps leading up to the living room.

Living room - A generous living room with elevated views through the deep silled windows and a feature electric fireplace with a wooden mantle and hearth with a decorative wooden plate rail to all walls.

Kitchen - Wooden base units complemented by lighter work surfaces with an integrated dishwasher and there is room for a freestanding cooker and washing machine. There is access into the attic from here and a window allows natural light to illuminate the space.

Bedroom 3 - A bright and elegant double bedroom boasting elevated, dual aspect views with a feature arched window. There are bespoke, built-in wardrobes and storage encasing a window with a fitted dressing table area.

Bedroom 4 - A single bedroom with rear facing views and access to the attic space.

Bathroom - Consisting of a bath with an overhead electric shower, a hand basin and a WC. There is a floor to ceiling, built-in cupboard, ideal for storage of towels and toiletries and also housing the water tanks.

Triple garage - A fantastic triple garage benefitting from three, electric, up-and-over doors with light and power available.

Room above garage - Accessed via a steel staircase to the side of the garage, this is a versatile space, separate from the main house, that would make an ideal work from home space, gym or teenagers hang-out. The room is naturally bright and there is a sectioned off area to accommodate a WC and hand basin.

Externally

The gravelled driveway leads up to the triple garage and is able to accommodate additional parking. Stone steps to the rear of the property meander up to the top of the garden, passing by natural limestone outcrops and natural planting along the way. There are several seating areas to take advantage of that are ideally placed to admire the wonderful elevated views over to the viaduct and estuary and Lakeland fells in the distance with a summerhouse at the very top.



Useful Information

House built - circa 1850.

Heating - gas central heating.

Drainage - Mains.

What3Words location - ///admiral.cement.fuses.



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Approximate total area⁽¹⁾

214.24 m²

2306.06 ft²

Reduced headroom

21.71 m²

233.66 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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