



WATERHOUSE
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Local, Professional Property Services

Rose Cottage – Carr Bank





Features

- A characterful, detached barn conversion
- 3 large bedrooms with an abundance of storage space
- A four piece bathroom and luxurious wet room
- Versatile garage/ utility room
- Parking for several vehicles
- Open views out over countryside and to the estuary beyond
- A low maintenance, secure garden and drive

This charming detached barn conversion offers a unique blend of rustic elegance and modern comfort, featuring three spacious double bedrooms. Situated in a tranquil location, this immaculately presented property boasts stunning views towards the estuary and surrounding countryside, creating an idyllic retreat. Characterful elements, such as the wooden floors, exposed beams, and exposed stone walls are present throughout, adding warmth and timeless appeal. The home is complemented by low-maintenance gardens that provide outdoor enjoyment without extensive upkeep, as well as ample parking space for several vehicles. A versatile garage/ utility room adds extra functionality to the property, meeting

a variety of lifestyle needs and could be converted to additional living accommodation, if required. The kitchen/diner is thoughtfully designed offering a perfect setting for cooking, dining, and entertaining to take advantage of the elevated views. This home is being offered with no onward chain. Carr Bank is a modest and idyllic rural hamlet located between the villages of Sandside and Arnside. There is a well stocked garden centre in Carr Bank to enjoy and a bus stop with regular services running. There are various countryside walks to enjoy all around the locality and just a short walk to Arnside train station. Arnside is a highly sought after village and designated Area of Outstanding Natural Beauty. The

seaside village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, pharmacy, a primary school, 2 pubs, a new café and wine bar 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 is 15 minutes away. The village has a thriving and vibrant community with several local groups/societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Hallway - Stepping foot into the 'L' shaped hallway you are greeted by the feature pine floor running throughout that exudes natural charm and the ceiling boasts feature wooden beams, adding to the character of the space. A generously sized under-stair storage area, which also benefits from a radiator, is seamlessly integrated, to offer ample room for storing coats, shoes, and household appliances - perfect for maintaining an organised and clutter-free home.

Living room - A cosy yet bright and airy living room to relax with family and friends. Bathed in natural light and boasting dual aspect views, a charming focal fire alcove showcases a gas effect coal fire framed by an impressive stone mantle and set atop a rich, red granite hearth. Original wooden beams gracefully span the ceiling, lending the space a touch of rustic character and a glimpse of the property's history. Large sliding doors seamlessly connect the interior with the garden beyond and offer effortless access out.

Kitchen/ diner - Flooded with natural light, this open room boasts front facing, elevated views over nearby countryside and towards the estuary beyond. The room is zoned to offer a space for cooking and also dining which creates the ideal space for entertaining and socialising. The kitchen offers a wide range of grey base and wall units with white work surfaces culminating in a peninsula breakfast bar that subtly divides the room. Integrated appliances include an oven, microwave, gas hob and extractor hood above along with a fridge and a freezer. The dining area is able to easily accommodate a table to seat 6 to enjoy the elevated views while dining.



Garage/ utility room - A fabulous addition to the home, currently used for extra parking and as a utility room with a sink and space for a washing machine and dryer. There is access to this room via the front facing, external, sliding door and also an internal door leading into the hallway. There is ample space also for storage and this space could be converted into additional living accommodation if required.

WC - A fantastic addition to this floor and consisting of a WC and corner hand basin with tiled splashbacks and a window to bathe the room with natural light.

FIRST FLOOR

Bedroom 1 - A large and bright double bedroom with two windows framing elevated views looking over to the estuary beyond. A wall of fitted wardrobes provide an abundance of space for storage and more.

Bedroom 2 - A generous double bedroom with elevated dual aspect views. One wall is dedicated to fitted wardrobes providing an abundance of space for storage and the vaulted ceiling adds a touch of grandeur.

Bedroom 3 - A double bedroom, filled with natural light via the dual aspect windows, and benefitting from a full wall of fitted wardrobes with a central dressing table area with a mirror and drawers.

Bathroom - A spacious four piece bathroom consisting of a bath, WC, bidet and hand basin with tiled splashbacks and a side facing window allowing natural light to illuminate the room.

Wetroom - A modern and stylish wet room with seamlessly fully tiled walls and a luxurious mains fed shower with a large rainfall shower head and an additional hand held attachment. A window to one end naturally brightens the room.

Office / landing - Open to the main landing, with a lovely outlook, this versatile area is currently used as an office and is bursting with natural light emanating from the wall of frosted windows. This is a great space and is able to easily accommodate a desk, chair, bookcases, etc.

Externally

The front of the property is designed to be low maintenance with stepped, stone faced, flower beds, perfect for bedding plants and for pots and containers to add a splash of colour. A wooden gate opens up into the gravelled driveway offering space to park several vehicles and is enclosed by tall stone walls. Mature trees have been planted to add to the sense of privacy and a shed is located in a corner, perfect for storing garden furniture and equipment. There is a raised patioed area outside the living room with ample space for a table and chairs and for BBQ's in the warmer months along with two outside taps. There are open views out from the garden over nearby countryside and out to the estuary beyond.

Useful Information

Date built - around 100 years ago.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

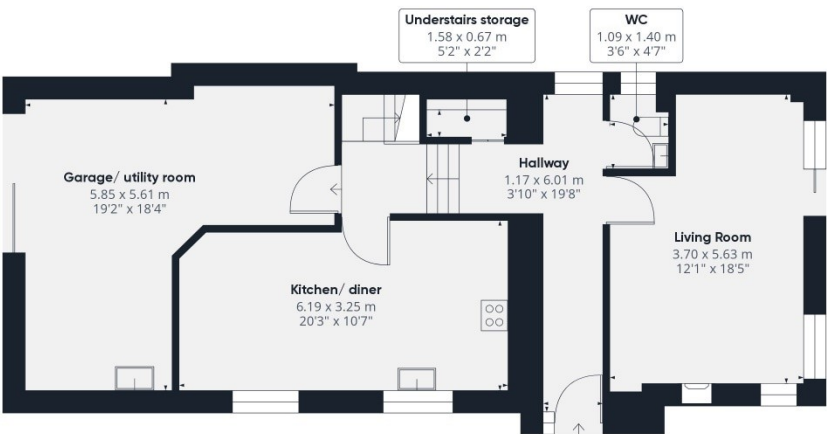
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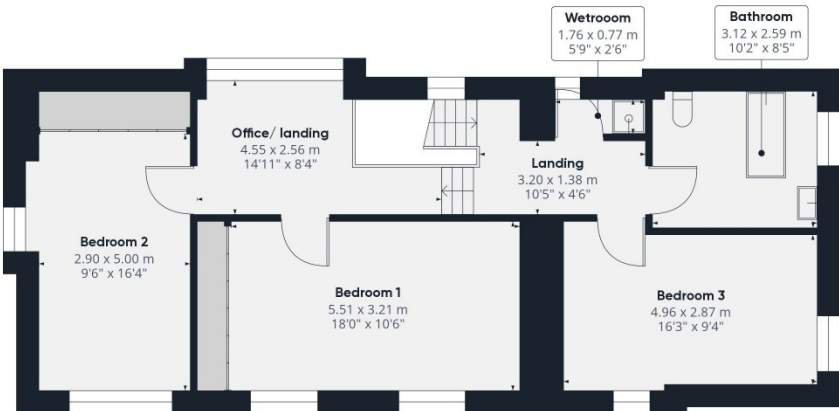
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Ground Floor



Floor 1



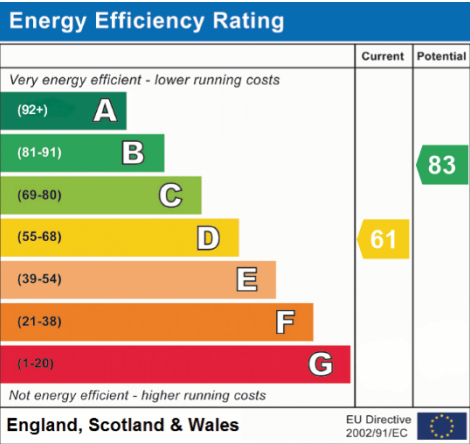
Approximate total area⁽¹⁾
154.84 m²
1666.68 ft²

(1) Excluding balconies and terraces

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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