



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Gatesgarth - Arnside





Features

- An immaculately presented 4 bedroom home
- Offered with no onward chain
- A detached garage and driveway
- Versatile accommodation throughout
- Beautifully kept and low maintenance gardens
- Located in a desirable location close to amenities and transport links

A beautifully presented 4 bedroom semi-detached home, located in the highly desirable village of Arnside on a tucked-away corner plot. Offered with no onward chain, this property is in immaculate condition and ready to move into, providing versatile accommodation to suit a variety of needs. The ground floor features a generously sized living room with a feature gas fireplace, a bespoke and thoughtfully designed kitchen is a standout feature with high quality integrated appliances, while the cosy dining room, adjacent to the kitchen, is perfect for family meals and entertaining. The front-facing gym offers a flexible space that could also be used as a double bedroom or hobby room. The bright garden

room provides additional space to relax or dine, and a convenient W.C. completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms, each with fitted storage present and the sleek, modern shower room completes the floor. The gardens surrounding the property are immaculately maintained, with various seating areas to enjoy the sun throughout the day. The main lawned area in the rear garden is framed by a beautiful rockery to add charm, while a greenhouse and shed offer practical storage space, further enhancing the appeal of this wonderful home. To the front is the private driveway able to comfortably accommodate 1 or 2 vehicles leading up to the garage. 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.



GROUND FLOOR

Entrance porch - A naturally bright and inviting, fully glazed entrance porch, featuring an elegant decorative tiled floor. With ample space for growing and displaying plants and to remove outerwear before entering the home.

Hallway - A spacious hallway extending from the front to the rear of the home, offering convenient storage near the front door for coats, bags, and shoes. At the far end, bespoke built-in units house a washing machine, are able to house a dryer, and are perfect for additional storage.

Living room - A spacious yet cosy room, centred around a charming feature gas fireplace with a decorative surround and a chunky wooden mantle. Bespoke oak storage units on either side enhance both the aesthetic and functionality, offering excellent storage. The large front-facing picture window ensures that the room is always light and bright.

Kitchen - A beautiful and thoughtfully designed kitchen featuring sage green base and wall units paired with wood block work surfaces. Integrated appliances include a waist-height oven, microwave, warming drawer, large induction hob with a unique extractor hood with remote control, dishwasher, fridge, and freezer. Added extras include a slide out spice rack and integrated bins. A peninsula adds extra storage and maximises functionality of the room, while a door provides effortless access out to the side garden.

Dining room - A separate dining room adjacent to the kitchen, offering ample space for a table seating six. French doors open to the rear garden, perfect for al fresco dining in warmer months. A curtained doorway allows for an open-plan feel when desired or the room can be closed off for more intimate meals.



Garden room - A fantastic addition to the home, complete with bespoke furniture, this light-filled room enjoys a triple aspect with private views of the gardens. Designed for year-round use, it accommodates a space saving table and chairs as well as a sofa for relaxing with a good book. A door provides direct access to the garden, seamlessly blending indoor and outdoor living.

Gym/ bedroom 4 - A versatile room, currently used as a dedicated gym but would be equally suited as a spacious ground-floor double bedroom or office. With dual-aspect windows and a wall mounted TV, it enjoys plenty of natural light, creating a bright and airy atmosphere.

W.C. - Cleverly designed beneath the stairs, this compact yet functional space features a W.C. and a hand basin set within a stylish vanity unit with storage. A heated towel rail and tiled splashbacks complete the space.

FIRST FLOOR

Bedroom 1 - A generously sized double bedroom facing the front of the property, featuring a large picture window that fills the space with natural light. Bespoke fitted wardrobes and storage provide excellent organisation, complemented by a matching dressing table and bedside cabinets for a cohesive and stylish finish.

Bedroom 2 - A double bedroom offering elevated views over the rear garden, featuring fitted wardrobes and matching bedside cabinets for added storage.

Bedroom 3 - Currently fitted out as a well-equipped office, this space includes built-in furniture and storage, including a corner desk and offering rear-facing views over the garden.

Shower room - A stylish shower room featuring a quadrant shower cubicle with a mains-fed shower, a concealed cistern W.C., and a hand basin set within a vanity unit with a matching wall unit providing additional storage. The room also boasts cosy underfloor heating with a heated towel rail, and a unique tiled floor with complementary detailing in the shower for a cohesive look.

Landing - Featuring space for a storage unit if required, access to the attic, and a window on the stairs that allows natural light to flow through.

Loft space - A fully boarded attic space, easily accessed from the landing with an easy to pull down loft ladder and 2 fluorescent strip lights to illuminate the room.

Garage - A wider than average garage with an electric up-and-over front door, equipped with light and power and offering a freezer and tumble dryer. The window allows natural light through and a pedestrian door provides access out to the garden.

Externally

The driveway leads invitingly up to the detached garage and provides access through in to the rear garden. The front garden is well kept and low-maintenance, offering a lovely setting that frames the home. The side garden features a shed for storage to also include light and power, a greenhouse for green fingered enthusiasts with automatic opening roof lights, shelving and racking, and a raised vegetable patch near the kitchen, perfect for picking fresh herbs for meals. The rear garden is beautifully landscaped and immaculately maintained, with an artificial lawn for easy upkeep, a stunning rockery filled with flowers and shrubs, and several seating areas to enjoy the sun throughout the day with seating and furniture included if required. The garden is a pleasure to spend time in peace and quiet.

Useful Information

Property built - circa 1960.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2024).

Drainage - Mains.

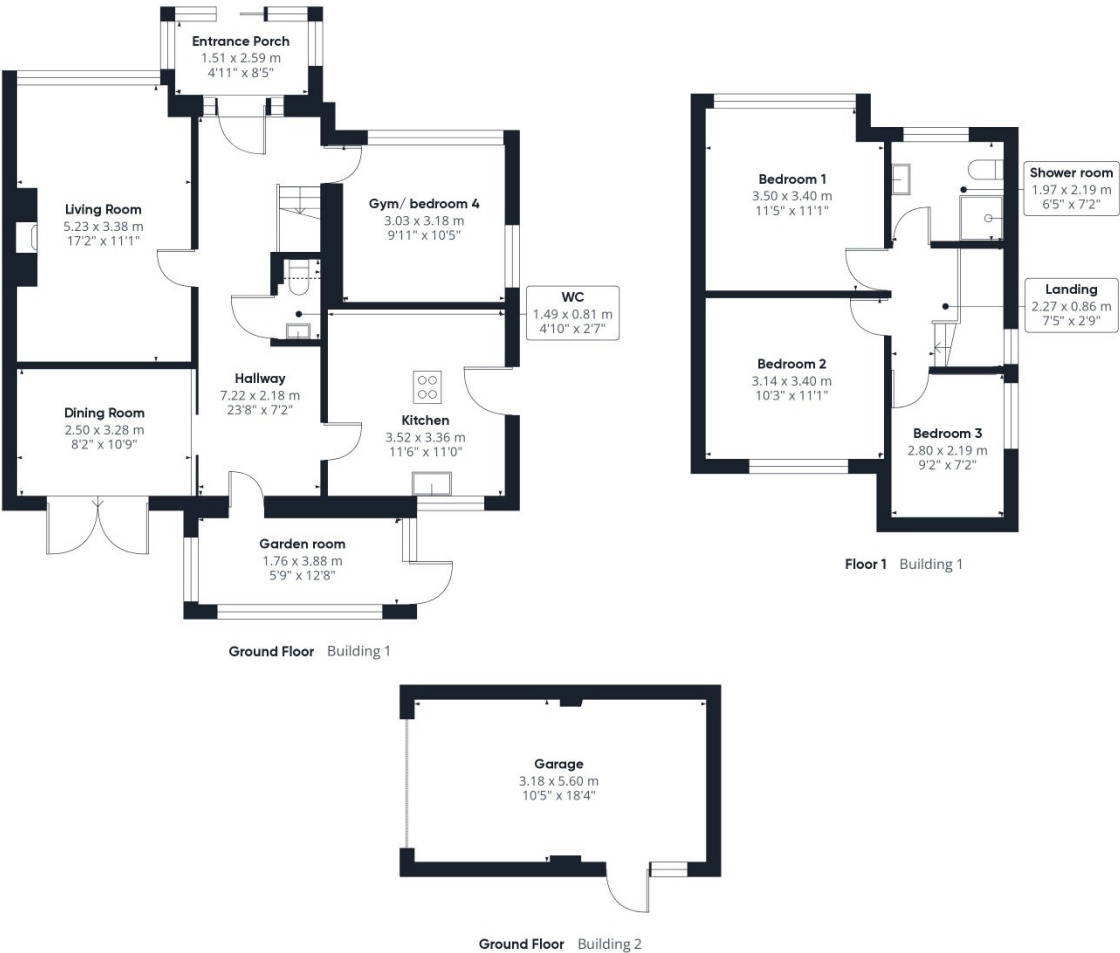
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Approximate total area⁽¹⁾
129.93 m²
1398.54 ft²

Reduced headroom
0.25 m²
2.65 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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