



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Three Roods - Arnside





Features

- Opportunity to add your own stamp to create a stunning spacious home
- Located on an undeveloped plot in a highly desirable area
- Incredible surrounding views
- Offered with no onward chain
- Generous wrap around gardens and ample space for parking
- Characterful original features throughout

Situated in one of the most sought-after areas of Arnside, this three-bedroom detached home presents a fantastic opportunity to put your own mark on it while increasing the value or create a unique new residence (subject to the necessary planning consents). Boasting stunning elevated views of the surrounding area, this property is full of potential and offered with no onward chain. The ground floor features a welcoming sun porch, a living room with triple-aspect views, a vintage kitchen, a versatile reception/dining room, and a generous garage. Upstairs, you'll find a spacious master bedroom with triple-aspect views, two additional double bedrooms, and a separate bathroom and WC. Externally you will find a grand driveway bordered by a well-

established lawn and mature trees guides you to the front of the property, where there is ample parking and access to the garage. The beautifully maintained garden extends to the side of the home, where you begin to catch stunning glimpses of the Estuary and the Lakeland Fells beyond. The lush lawn continues around the property, leading to a paved patio at the rear and from here, steps descend past a thoughtfully planted embankment to a further level lawned area, offering even more space to enjoy the peaceful surroundings. A path continues around the opposite side of the property, passing the garage and looping seamlessly back to the main entrance. Arnside is a highly sought after sea-side village and

is 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, a pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Sun porch - A bright and welcoming entrance area, offering ample space to remove boots, shoes and coats. The practical fully tiled floor is complemented by lovely open views of the front garden.

Ground floor W.C - A ground floor W/C located just off the sun porch at the front of the property, comprising a fully tiled interior with a toilet and wash basin.

Hallway - An internal hallway featuring original parquet flooring and a cleverly tucked-away under-stairs cupboard.

Kitchen - A vintage kitchen with views into the sun porch, offering base and wall unit storage, space for a freestanding cooker, and a sliding door connecting to the dining room. The kitchen also includes two built-in pantry cupboards and provides internal access to the garage.

Living room - A delightful room boasting stunning triple-aspect views through large picture windows, overlooking the gardens and extending to the estuary beyond. Featuring original parquet flooring, the space offers plenty of room for all the family to enjoy.

Reception/dining room - Enjoying elevated views over the estuary, this versatile room offers a wonderful space to relax and entertain. The parquet flooring flows seamlessly throughout, with ample room for both living and dining areas. A built-in under-stairs cupboard provides convenient additional storage.



Garage - A generously sized garage, accessible via an up-and-over front door and internally from the kitchen. A side window brings in natural light, while a rear door provides access to the garden. Equipped with light, power, and water, the rear section is currently utilised as a practical utility area.

FIRST FLOOR

Bedroom 1 - An impressive, generously proportioned bedroom featuring beautiful triple-aspect views and a wall of built-in wardrobes, perfect to keep the room clutter free.

Bedroom 2 - A bright, front-facing double bedroom enjoying lovely elevated views.

Bedroom 3 - A rear facing double bedroom boasting incredible elevated views across the gardens to the estuary and beyond.

Bathroom - Featuring a vintage two-piece suite with a bath and hand basin, with tiled walls and a large window that allows plenty of natural light in. The adjacent WC offers potential to be incorporated, creating a spacious, full bathroom.

W.C - Currently separate to the bathroom and consisting of a W.C and large window filling the room with light.

Landing - A bright landing offering delightful front and rear-facing views, with access to the attic and a cupboard over the stairs for additional storage.

Externally

A grand driveway bordered by a well-established lawn and mature trees guides you to the front of the property, where there is ample parking and access to the garage. The beautifully maintained garden extends around the side of the home, where you begin to catch stunning glimpses of the Estuary and the Lakeland Fells beyond. The lush lawn continues around the property, leading to a paved patio at the rear—an ideal spot to sit, relax, and soak in the breath taking views. From here, steps descend past a thoughtfully planted embankment to a further level lawned area, offering even more space to enjoy the peaceful surroundings. A path continues around the opposite side of the property, passing the garage and looping seamlessly back to the main entrance. This generous plot offers exceptional potential for someone to truly make their mark, presenting a green-fingered paradise with outstanding views and opportunities to enhance the garden's design or expand the outdoor entertaining spaces.

Useful Information

Date built - 1950's.

Tenure - Freehold.

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

Drainage - Mains.

Heating- Gas Central Heating.

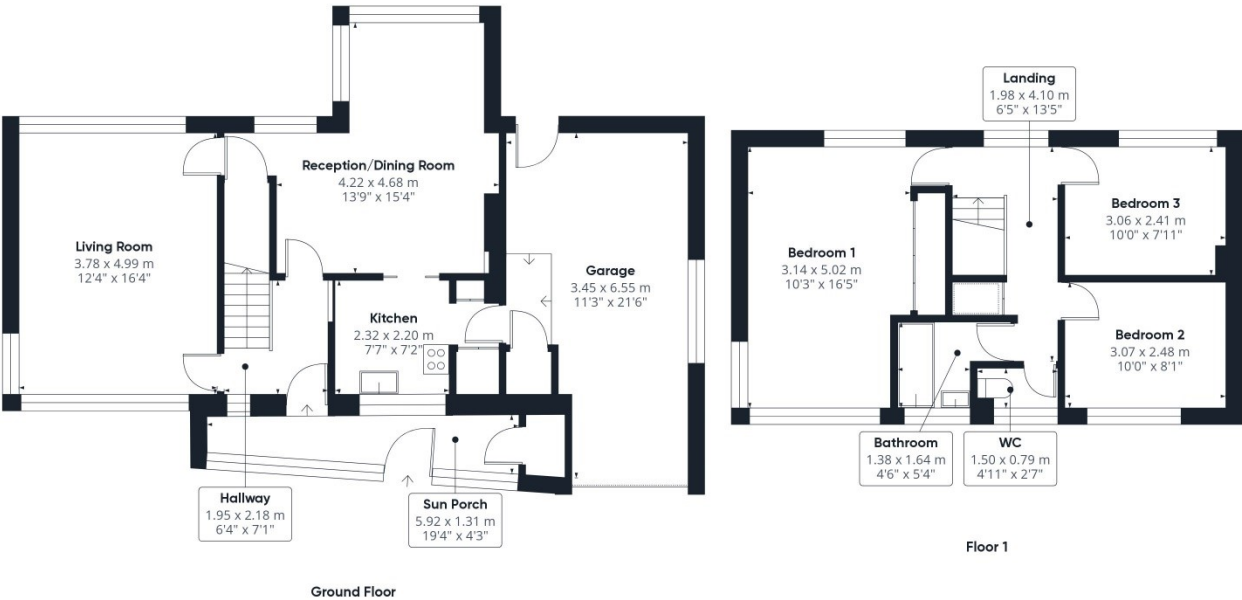
What3Words location - [///unopposed.calibrate.roses](https://www.what3words.com/#!/unopposed.calibrate.roses)



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



Three Roods - Arnside



Approximate total area⁽¹⁾
118.94 m²
1280.26 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

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services