



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Lakeland View - Arnside





Features

- 3 good sized bedrooms, the master benefitting from an en-suite shower room
- Three generous cellar rooms, with light and power
- Ready to move straight into
- Offered with no onward chain
- Wonderful views over the estuary and to Lakeland fells beyond
- Located within close proximity to local amenities

A generously proportioned traditional home arranged over three floors, offering three double bedrooms, including a main bedroom with an en-suite shower room. The ground floor features a welcoming living room, thoughtfully zoned from the open-plan kitchen and dining area, along with a versatile third bedroom—currently used as a snug—and a convenient WC. Enjoy fabulous front-facing views across the estuary. The first floor comprises two spacious double

bedrooms and a well-appointed bathroom, with fitted storage throughout the property. The lower ground floor boasts three sizeable cellar rooms, each with power and lighting, providing excellent potential for additional storage or flexible use. 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, a trendy new bar and eatery 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 hallway - Approached by an external staircase to the side of the property, the front door opens into a bright and entrance hallway. Soaring high ceilings add a sense of grandeur and light, offering an elegant welcome to the home.

Living room - Located just off the entrance hallway at the front of the property, the living room enjoys beautiful views over the estuary through a large picture window that fills the space with natural light. With open access to the kitchen and dining area, it offers a seamless flow that's perfect for cooking and hosting.

Kitchen/ dining - An open-plan kitchen and dining area seamlessly connecting to the living room to create a spacious and sociable layout. The kitchen is fitted with a range of base and wall units, complemented by dark work surfaces and tiled splashbacks. Integrated appliances include a waist-height double oven, dishwasher, induction hob with extractor hood above, and space for a tall fridge freezer. Natural light enters through a window, where there's room for a dining table to seat four. The space is finished with a warm wooden floor throughout.

W.C - Featuring wood-panelled half walls, this handy space includes a WC and a bespoke sink set within an oak work surface. There is also designated space for a washing machine and dryer.





Snug/ bedroom 3 - A generously sized room featuring a charming log-burning stove and a built-in storage cupboard beneath the window sill. This versatile space can serve as a double bedroom, snug, or home office, depending on your needs.

FIRST FLOOR

Bedroom 1 - A spacious, light and bright double bedroom enjoying front-facing views of the promenade.

En-suite - A stylish en-suite featuring a quadrant shower cubicle with a mains-fed shower, a WC, and a bespoke hand basin set within a vanity unit offering additional storage. The walls and floor are fully tiled, and a heated towel rail adds a touch of comfort.

Bedroom 2 - A well-proportioned double bedroom with rear-facing views, featuring a full wall of built-in pine wardrobes and storage.

Bathroom - The bathroom includes a bath with an overhead tap shower attachment, a WC, and a hand basin set within a vanity storage unit. A heated towel rail adds comfort, while lovely front-facing views of the estuary and an abundance of natural light enhance the space.

LOWER GROUND FLOOR

Cellar - Three excellent additional cellar rooms on the lower ground floor, each equipped with power and lighting, offering versatile storage options and a shared corridor housing the meters.



Useful Information

Property built - 1899.

Tenure - Leasehold (starting from May 2024 for 999 years)

70% portion of all works that may be required - repairs, gutters, roof, drains.

70% portion due of building insurance.

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

Heating - Gas central heating.

Drainage - Mains.

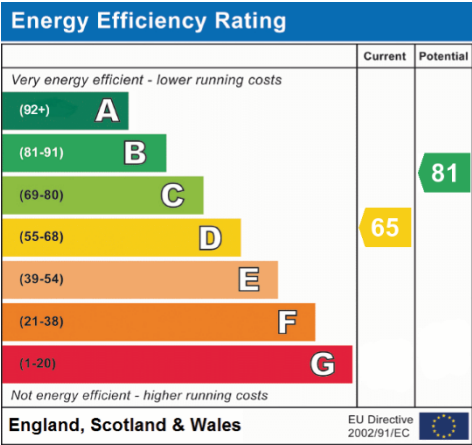
What3Words location - ///bends.district.depths.



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