



Highlands

Arnside



WATERHOUSE
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Highlands Arnside

Freehold £950,000

An exquisite, detached stone-built residence, nestled in one of Arnside's most sought-after locations, boasting breath taking elevated views over the estuary and towards the distant Lakeland Fells. This remarkable home seamlessly blends period charm with modern comfort. Recently and lovingly renovated by the current owners, the interiors are immaculate, brimming with character, warmth, and generously proportioned rooms throughout. Every detail has been carefully maintained to create a refined and welcoming atmosphere, ideal for both everyday living and elegant entertaining. The property is enveloped by expansive, beautifully landscaped gardens that offer privacy, tranquillity, and a deep connection to the surrounding natural beauty. Outside, a variety of outbuildings, including a charming summerhouse, provide both versatility and practicality. Multiple seating areas are thoughtfully positioned throughout the grounds, each offering a perfect spot to relax and take in the stunning views. The gardens themselves are a true sanctuary, featuring lush lawns, a productive vegetable plot, a peaceful woodland wildlife area, and a variety of carefully curated spaces framed by deep borders, mature trees, and established planting. Together, they offer a rare sense of peace and seclusion. This is a unique opportunity to acquire a truly special home, where timeless architecture meets exceptional outdoor space and panoramic natural beauty, all in one of Arnside's most desirable settings. Arnside is a sought-after seaside village and 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, pharmacy, a primary school, 2 pubs, a trendy new bar and eatery located on the promenade and a variety of coffee shops. There are good transport links from the village with the convenient train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is also a regular bus service and the M6 motorway is 15 minutes away. The village has a vibrant community with several local groups and societies, play groups, crown green bowling, tennis courts, a popular sailing club and both a football and a cricket club.





GROUND FLOOR

Entrance porch - An inviting entrance porch welcomes you into the home, with a coir matted flooring and glimpses through the original, part leaded glass internal door and into the main hallway beyond. From the front door, you can also enjoy views out to the garden.

Hallway - A grand, imposing hallway with a high ceiling welcomes you into the home, leading to the main accommodations on this floor and featuring an impressive staircase ascending to the first floor.

Formal living room - A stunning formal living room featuring a fireplace alcove with a log burner, complemented by a beautiful bay window that frames views of the front garden and woodland beyond. The room boasts wooden flooring along with charming picture rails and elegant coving. This is a lovely, calming room to sit and relax in peace and quiet.

Snug/ living room - A delightful and bright second living room/ snug, mirroring the formal living room. This space is filled with natural light from the side window and impressive front-facing window that frames the garden, featuring a wooden flooring and a charming fireplace that adds a cosy touch.

Kitchen - An impressive kitchen spacious enough to also accommodate a dining table, featuring ample storage with grey shaker-style base cabinets complemented by white marble-effect work surfaces and white upper cupboards. Integrated appliances include a waist-height oven and grill, dishwasher, induction hob with extractor hood, a full height fridge, and a full height freezer. Dual-aspect windows overlook the side and rear gardens, filling the room with natural light. The oversized tiled floor adds a sleek, contemporary touch.

Utility room - A practical space designed to keep the utilities separate from the kitchen, featuring room for a washing machine and a dryer, with a sink boasting views out to the rear garden. Cupboards provide storage space with work surface space and convenient access to the cellar from here. Additionally, there's space to hang coats, making it both a functional and versatile room.

Boot room/ rear hallway - A generously sized, bright and airy room offering ample space for hanging and storing coats and shoes, with direct access out to the rear garden. The tiled floor ensures easy, low-maintenance cleaning, perfect for coming in from a long day gardening.

W.C. - A must-have for any home, this spacious W.C. features a W.C and a hand basin set within a vanity unit for convenient storage. A large privacy window fills the room with natural light, and the tiled floor and splashbacks provide a clean, polished finish.

FIRST FLOOR

Bedroom 1 - A grand double bedroom boasts large front-facing windows framing views towards the estuary and to the distant Lakeland fells. An original fireplace, coving, and picture rails add character and charm to this elegant room.

En-suite - A spacious en-suite featuring a WC, two hand basins set into a vanity unit, and a walk-in, mains-fed shower with a rainfall head. Wood panelling covers half the walls, and a towel rail, a separate radiator with an integrated towel rail as well as luxurious under floor heating all add warmth and comfort. A large privacy window floods the room with natural light.

Bedroom 2 - A generous front-facing bedroom showcases elevated estuary and distant Lakeland fell views through the large picture window. An original fireplace, elegant coving, and classic picture rails enrich the room's character.

Bedroom 3 - A bright and well-proportioned bedroom overlooking the beautiful rear garden and boasting an original feature fireplace.

Office - Impressive front facing views are afforded through the elongated window. Currently used as an office, the room features a built-in shelf above the door to maximise the available space.

Laundry room - Currently a dedicated laundry room, also housing the water tank, this space could easily convert into a bedroom, complete with a built-in storage cupboard and lovely views over the rear garden.

Bathroom - A spacious, bespoke four-piece bathroom located on the half-landing featuring a large walk-in, mains-fed shower with a luxurious rainfall head, a stand alone bathtub, WC, and a vanity-unit basin ensuring storage for toiletries. An oversized tiled floor with underfloor heating, a heated towel rail, and a combined towel radiator ensure a touch of comfort, while the window floods the room with natural light and frames the lovely views of the rear garden.

Landing - A generous, characterful landing on the first floor provides access to all rooms. A discreet cupboard allows for storage, and a large window above the stairs ensures the area is illuminated with natural light.

SECOND FLOOR

Landing - A landing connects both bedrooms 5 and 6 with a window offering elevated views out to the beautiful rear gardens.

Bedroom 5 - Tucked up a short flight of stairs from the landing, this versatile L-shaped room could serve as a bedroom, office, playroom, or storage area. A Velux window and a side window flood the space with natural light, and a generous eaves storage area is easily accessible.

Bedroom 6 - A charming room with a window showcasing elevated garden views, it features an original fireplace and offers flexible use for various needs.

LOWER GROUND FLOOR

Cellar - A flight of steps descends from the utility room into a spacious, dry cellar divided into four main areas—ideal for storage. A stone slab bench, lighting, and electrical outlets are provided, and good headroom makes the space easily accessible.

EXTERNALLY

The front of the property is beautifully framed by a stone pillared generous driveway, offering ample parking and leading to the outbuildings and the rear garden beyond. A meticulously maintained lawn stretches in front of the house, subtly incorporating a ha-ha to preserve the view to the woodland opposite, over the distinctive sunken garden featuring natural limestone crevices and rockery areas, all enclosed by a limestone wall, creating a secluded and tranquil space. To the rear, a gravelled area provides a low-maintenance space ideal for seating and extends around the side of the property. Steps and a ramp lead up to the main garden, which is thoughtfully designed with a series of varied lawned areas, mature trees, and rich planting. Several seating spots are nestled throughout, offering different perspectives to enjoy the garden. Deep, vibrant borders are filled with mature fruit trees, and a dedicated vegetable plot adds to the garden's functionality. At the top, a natural woodland garden provides a wild and serene retreat, complete with a greenhouse and sheds for storage.

Outbuildings - This stone-built outbuilding, situated at the end of the driveway, comprises two rooms ideal for additional storage or for use as workshops. The smaller room (2.71m x 3.63m) features a high vaulted ceiling along with power and lighting. The larger room (2.98m x 3.64m) also benefits from a high ceiling and is equipped with a sink, power, lighting, and a window that provides natural light.

Summer house - A bright and modern space designed for year-round use, featuring installed heating, lighting, and power. Ideal as an art studio, it enjoys abundant natural light and picturesque views of the gardens.

Useful Information

House built - 1899.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed April 2025).

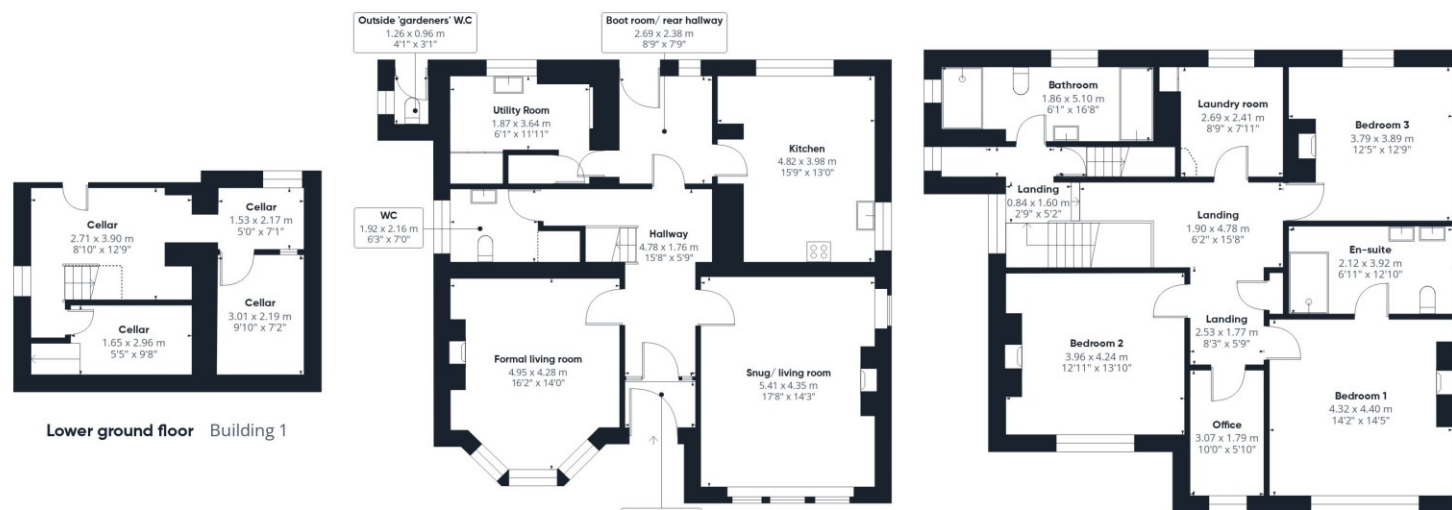
Drainage - Mains.

All windows have been replaced by the current vendors and come with remaining warranties of 4 to 6 years.

What3Words location - [///daytime.shelf.originals](https://www.what3words.com/#!/daytime.shelf.originals).







Ground Floor Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

284.1 m²

3057 ft²

Reduced headroom

7.1 m²

76 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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