



Woodside

Arnside



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## Woodside Arnside

Freehold £1,160,000

We are very excited to present 'Woodside', a superb, architect designed, 4 bedroom detached home in arguably the most sought after location in Arnside. Built by the current owners and offering elevated views, spacious wrap around gardens and versatile living space, this really is something special. Upon arriving at the double wrought iron gates you are greeted with the impressive and welcoming driveway and bespoke façade encouraging you to step inside to explore further. Internally the ground floor presents a spacious hallway leading to the large naturally bright living room and zoned dining room, the well equipped kitchen, utility room, ground floor cloakroom and double garage and workshop. A bespoke oak staircase leads up to the first floor where you discover the bedroom accommodation. The master bedroom suite offers a bright and spacious bedroom with an additional walk-in wardrobe and a three piece en-suite shower room. Bedroom 2 benefits from its own en-suite shower room, there are a further two bedrooms and the luxurious bathroom. Surrounded by glorious landscaped gardens offering various seating areas to enjoy the sun all day long including a formal lawn surrounded by traditional stone walls and mature hedging and shrubs, a private patio seating area ideal for al fresco dining and family gatherings in the warmer months and a sheltered formal garden boasting a pergola and a central bed framing a specimen Acer. 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

### Entrance hallway

A generous light and bright welcoming hallway boasting a luxurious engineered oak flooring spanning the whole expanse. To one end is a unique 'snug' corner with space for sitting to relax and room underneath the bespoke staircase. Dual aspect views are afforded over the gardens with an abundance of natural light flooding through to illuminate the area. A large walk-in storage cupboard can be found near the front door perfectly equipped to accommodate shoes, bags and coats to keep them tidily out of the way.

### Living room

Double doors open up to reveal the wonderful open plan living room leading on to the zoned dining area. The space is enveloped with natural light through the large picture windows which also offer private views out to frame the well manicured gardens. There is an abundance of space here, ideal for large family gatherings yet still retaining a cosy and relaxing vibe. An engineered oak flooring ties in with the bespoke window frames and internal doors and the wall mounted gas fireplace finishes the room beautifully.

### Dining room

Open to the living room, the dining room offers a peacefully setting to sit to enjoy formal meals with loved ones while enjoying open views out to the gardens. There is space here to easily accommodate a table to seat 8.

### Kitchen

A well appointed, top of the range kitchen with a striking monochrome colour scheme. A central island stands proudly offering capacity to seat two perfect for socialising while cooking and it also incorporates an oak breakfast table to one end able to seat two comfortably. The integrated appliances include a dual oven Aga with electric module and ceramic hob, an integrated NEFF microwave, a Miele dishwasher, fridge and freezer. A abundance of storage and work surface space can be enjoyed along with direct access out to the side patio ideal for al fresco dining or for your morning cup of coffee.

### Utility room

A must have for all busy homes! This bright space offers base and wall unit storage and direct access out to the rear patio and garden. There is ample space for a washing machine and dryer with a sink, perfect for cleaning off after a busy day in the garden.

### Cloakroom

With a fully tiled floor and walls, this sleek indispensable ground floor cloakroom offers a concealed cistern W.C, a wall mounted hand basin with a heated towel rail.

### Garage

An impressive double garage that can be accessed internally via the hallway and also externally through the up and over doors from the driveway, one also incorporates a very useful pedestrian door. This is a fantastic space that benefits from light, power and a water point as well as offering enough space to park and also for storage. Leading through into the fantastic workshop area with mezzanine storage.

### Workshop

Accessed from the garage and also from the rear garden, this hidden gem is full of natural light and makes a perfect place to mend and tinker. There is an additional mezzanine floor above offering even more space for storage.

## FIRST FLOOR

### Bedroom 1

A splendid master bedroom that is flooded with natural light and offering triple aspect, elevated views to the surrounding gardens and surrounding natural area. There is an abundance of space here for storage and display units.

### Wardrobe

A fantastic walk-in wardrobe ensuring the main bedroom is always kept neat and tidy. Offering two full walls of built in wardrobe and cupboard space.

### En-suite

A modern three piece shower room consisting of a large walk-in, mains-fed shower, a concealed cistern W.C and a wall mounted hand basin within a vanity

unit to include a separate matching wall mounted unit ensuring that there is space to keep all your towels and toiletries without being on display. The room also boasts underfloor heating and a feature heated towel radiator.

### Bedroom 2

A bright, front facing double bedroom offering fabulous elevated views out through the corner floor to ceiling windows to estuary and distant fells. There are also views over the garden to enjoy.

### En-suite

A delightful three piece en-suite boasting a large, walk-in, mains fed shower, a concealed cistern W.C and a wall mounted hand basin with a vanity storage unit below. The walls are fully tiled and there is a heated towel radiator present.

### Bedroom 3

A generous, light and bright double bedroom with dual aspect views out to the gardens.

### Bedroom 4/ office

A fourth bedroom currently used as an office with a good amount of fitted storage and a desk area and a separate built-in cupboard/ wardrobe.

### Bathroom

A separate bathroom perfectly placed to service all bedrooms with a bath, a wall mounted hand basin with vanity storage below and a concealed cistern W.C. There is a feature towel radiator, underfloor heating and the window allows natural light to illuminate the room.

### Landing

A light and airy 'L' shaped landing offering access to all first floor rooms with a section at the top of the stairs perfect for a storage/ display unit or it could be utilised as a quiet reading nook or office. Natural light flows in through windows on the staircase to ensure the area is pleasant and bright.

### Externally

Magnificent wrought iron gates open up to welcome you in to the spacious plot. A block paved driveway frames the home and offers space to comfortably park four vehicles while also allowing access to the double garage and gardens surrounding. A raised formal lawn beckons to the left hand side and leads up to reveal impressive elevated views to the surrounding area and fells in the distance. This is a generous area encompassed by traditional stone walling and mature shrubs and hedges to offer privacy. An impressive statement Pine tree stands proudly in the corner and the lawn leads down to an ornamental area that incorporates a soothing water feature and a paved space outside the utility room with room to sit out in peace and quite to enjoy the wonderfully landscaped surroundings. Stepping down you reach a manicured lawn with a corner pergola and a circular path encompassing a specimen Acer tree. The various seating areas have been thoughtfully located to follow the sun around ensuring there is a sunny spot to sit all day long!

### Useful Information

House built - 2005.

Tenure - Freehold.

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

Heating - Gas central heating with underfloor heating to some rooms.

Water - Metered.

Drainage - Mains.

What3Words location - ///betrayal.regretted.piles.



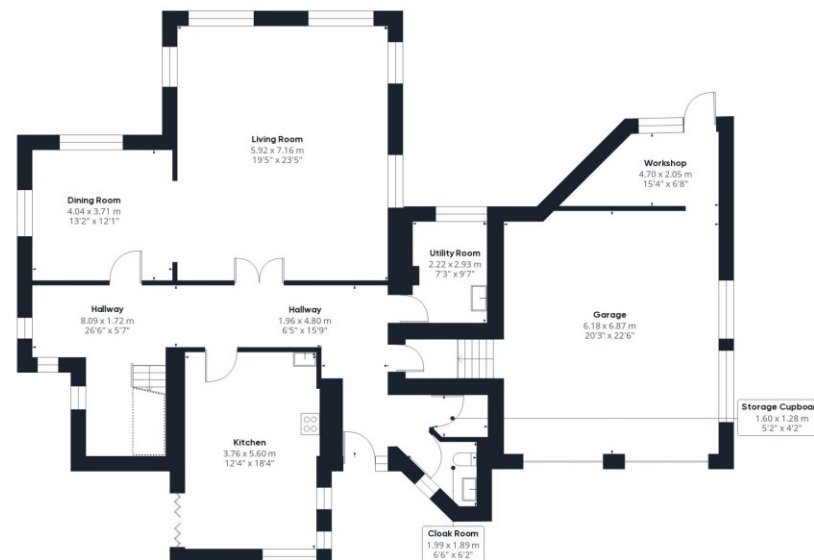












Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

303.83 m<sup>2</sup>

3270.45 ft<sup>2</sup>

Reduced headroom

3.97 m<sup>2</sup>

42.74 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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