



Tyr Celyn

Arnside



WATERHOUSE
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Tyr Celyn Arnside

Freehold £750,000

Introducing 'Tyr Celyn' - an impressive, light and spacious home that has been extended by the current vendors to create a delightfully versatile home able to accommodate friends and family with the added bonus of private woodland gardens. Immaculately presented throughout, this home stands proudly on a large plot and is nestled within the most prestigious area in Arnside. The ground floor offers the majority of the living accommodation which will appeal to those requiring single floor living and boasts an impressive kitchen/ diner, garden room offering access to the gardens, a separate living room, a unique snug/ library, four double bedrooms (one with an en-suite bathroom), the family bathroom and a well equipped utility room. The first floor boasts a double bedroom with elevated garden views and an en-suite shower room also with a large, easily accessible attic space to take advantage of. Surrounding the home are the superb gardens ranging from formal lawns, beautiful rockeries, an orchard with mature fruit trees, an abundance of patio seating areas and parcels of woodland which are a haven for all kinds of wildlife. This home really is something special and viewings are an absolute must to fully appreciate it. Arnside is a highly sought after village and designated Area of Outstanding Natural Beauty. The seaside 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 new café and wine bar 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 is 15 minutes away. The village has a thriving and vibrant community with several local groups/societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.





GROUND FLOOR

Entrance porch

Stepping inside the home you enter the porch which offers space to kick off boots and shoes after long estuary walks with space to store them tidily away. The tiled floor ensures quick and easy cleaning for muddy boots or paws!

Entrance hallway

A glazed unit and door leads into the hallway and ensures an abundance of natural light flows through while also providing an open view out to the gardens. A generous area perfect for storage and display units with elevated original picture shelves.

Kitchen/ diner

Welcome to the heart of this fantastic home! A beautifully designed and immaculately presented open kitchen and diner boasting an impressive blend of luxury and practicality. There is comfortably space for a dining table to seat 6 in the middle of the room crowned with light from the lantern light above. A myriad of storage is presented in the form of white shaker style base and wall units complemented by grey work surfaces. A peninsula to one end perfectly zones the space from the garden room while ensuring the entire room still flows effortlessly and housing the sink with a Franke filter tap. Integrated appliances include a waist height oven and combination oven above, dishwasher, an induction hob with extraction hood above and with space for a tall fridge freezer. An under stairs cupboard provides a great space to store larger household appliances with access to the first floor gained from the staircase close by.

Garden room

A superb addition to the home and offering access, via two sets of French doors, out to the private rear gardens. Flooded with natural light through the glazed, apex roof, this is a brilliantly versatile space that can be used however you wish! Perfect for enjoying a morning coffee, getting stuck into a good book, for enjoying mealtimes or for evening drinks with family and friends, there is room for all.

Snug/ library

An absolute gem of a room and a little step back in time providing a tucked away haven full of beautiful bespoke cabinetry and shelving. The ideal place for books, files and documents with space to display treasured items with space also for a desk and a wingback chair or two. A central lantern light above ensures natural light encompasses the room while also benefitting from natural light emanating from the garden room.

Living room

A separate and cosy living room to enjoy with family and friends with front facing views through the large picture window. A feature open fireplace with a decorative tiled surround and wooden mantle offers a focal point and adds warmth in the colder months.

Bedroom 2

Bursting with natural light and offering wonderful front facing views to the gardens through the large picture window. This double bedroom boasts a wall of floor to ceiling fitted wardrobe and storage space.

En-suite bathroom

An indulgent en-suite bathroom with a 'P' shaped bath and overhead electric shower, a wall mounted hand basin and W.C with neutrally tiled walls, a heated towel rail and a Roper Rhodes illuminated mirror.

Bedroom 3

A double bedroom overlooking the wonderful rear gardens. A feature high privacy window adds to the natural light brightening the room.

Bedroom 4

A light and bright double bedroom with views out to the private rear garden.

Bedroom 5

A double bedroom, currently used as a playroom, with a built-in cupboard for storage and a large picture window allowing reams of natural light through.

Bathroom

A spacious four piece bathroom consisting of a bath, a quadrant shower cubicle with electric shower, a hand basin and a W.C. A large, floor to ceiling storage cupboard offers an abundance of space to store toiletries and towels and also

houses the boiler. A high privacy window allows natural light to illuminate the space. The room also benefits from a Roper Rhodes illuminated mirror and a tall heated towel rail.

Utility room

Located just off the garden room, this wonderful utility boasts open views out to the rear gardens with a door leading directly outside. Oak shaker style base and wall units provide storage space and there is room for a washing machine, dryer, undercounter freezer and tall fridge freezer. There is a good amount of work surface space, a sink, and a tiled floor, ideal for cleaning off before entering the main living areas if you have been out all day gardening.

FIRST FLOOR

Bedroom 1

Boasting elevated views out to the lovely gardens, this double bedroom is full of natural light and also benefits from eaves storage space.

En-suite shower room

A luxurious en-suite consisting of a shower cubicle with the hand basin and W.C encompassed within a vanity unit, perfect for keeping the room clutter free. Modern, oversized tiles adorn the walls with a sleek, chrome, wall mounted towel rail completing the look.

Landing

A bright landing leading to bedroom 1 and also to the attic. A large picture windows floods the space with natural light while offering views out to the gardens and there is eaves storage present.

Attic space

A fantastic and easily accessible, generous attic space ideal for storing anything and everything with a part boarded floor, insulated, light present and electrical sockets.

Garage

Located at the end of the driveway, the garage has an up and over door with power and light present and is able to accommodate two vehicles.

Externally

A parcel of woodland sits to the other side of the private lane and is bordered by hedging and fencing and full of mature trees and shrubbery providing an absolute haven for wildlife. The large gravelled driveway leads invitingly up to the home bordered by a deep bed to the left full of impressive mature trees, shrubs and planting with a considerable formal lawn to the right broken up with rockeries and a path meandering through. An elevated patio surrounded by glazed balustrades offers a secure space to sit out to appreciate the peace and quiet of the area and enjoy the garden views. The rear garden is a joy to behold and offers different areas to appreciate and enjoy. A patio sits directly outside the property providing the perfect space for a table and chairs to eat al fresco with family and friends. A formal lawn lies beyond here with a circular patio space to one side and a paved path meandering to the end of the garden to a gate leading on to private woodland. The garden is surrounded by mature hedging and fencing creating a totally secure space for family, friends and pets. A raised rockery area leads up to a further patio with elevated views over the surrounding area and garden and boasting an orchard with mature fruit trees, a wildlife pond and waterfall and a summer house tucked in the corner. There is access via two gates into the private woodland beyond the formal gardens which offers you your very own private slice of nature. Mature trees, shade loving shrubs and plants and natural leaf covered ground combine to offer a large area perfect for children to explore and make dens or for you just to enjoy the abundance of wildlife that frequent this special area.

Useful Information

Property built - 1965.

Tenure - Freehold.

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

Drainage - Septic tank (located in the front garden and costs £140 to empty every 2 years).

Heating - Gas central heating.

Cavity wall insulation.

Internet - BT Ultra Fast Full Fibre.

What3Words location - [///conspire.scrapedrops](https://www.what3words.com/conspire.scrapedrops).





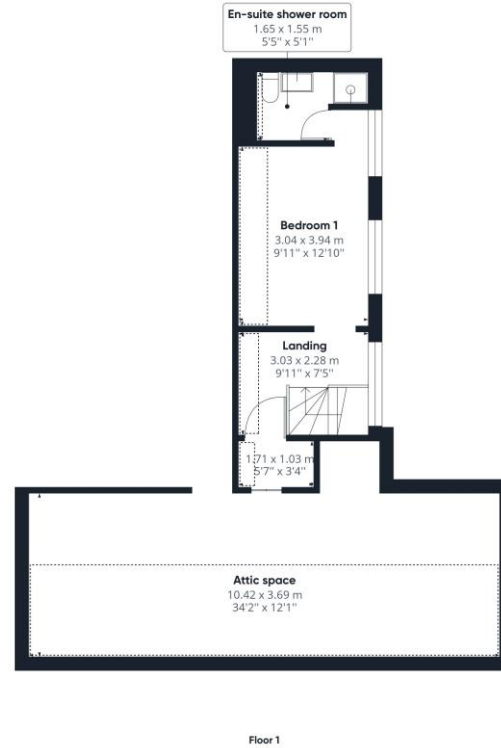


Approximate total area⁽¹⁾
164.70 m²
1772.82 ft²

(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.

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Approximate total area⁽¹⁾
62.58 m²
673.57 ft²

Reduced headroom
24.67 m²
265.53 ft²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

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Waterhouse Estate Agents

10 Park Road,
Milnthorpe, LA7 7AD

Tel: 01524 760048

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



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