



 93 Silverdale Road



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Arnside, Cumbria, LA5 0EH

Hackney & Leigh are delighted to introduce 'Pineleigh', a superb stone-built, semi-detached home in the heart of the Arnside and Silverdale AONB. This charming property has spacious well-balanced accommodation with three reception rooms, four bedrooms, three bathrooms. Situated in a private and secluded location with generous gardens and ample easy parking for several cars.

Quick Overview

Semi Detached Period Home
Well Balanced Accommodation
Three Reception Rooms And Dining Kitchen
Four Bedrooms, Three Bathrooms
Generous Gardens
Garden Studio

Private Secluded Location
Parking For Several Cars

Located In The Popular Village Of Arnside

*Ultrafast 1000Mb Broadband Available





Location

Arnside is a picturesque village nestled in the South Lakeland District of Cumbria. With its stunning views of the Kent Estuary and the Lake District Fells, Arnside is the perfect destination for a relaxing getaway. In close proximity to the Lake District National Park, Arnside is the perfect base for exploring the many attractions of the area. Come and experience the beauty of Arnside for yourself. Enjoy the views from Arnside Knott, stroll along the promenade or along the estuary, explore the local shops and cafes.

For families, Arnside is the perfect place to call home, with excellent local schools and plenty of green spaces for children to play. Silverdale Road is a quiet residential area, a short walk from the village playground and primary school.

Arnside is positioned with easy access to the M6 and the Lake District. Arnside railway station provides links to Lancaster, Manchester and the south, west to Barrow-in-Furness and on to Carlisle and the north.

Welcome

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Welcome to this beautiful Victorian home!

As you enter the hallway, you will be greeted by the stunning Victorian features, including high ceilings and stripped floors. Through to the dining room, you will find plenty of space for the whole family to dine, with high ceilings and a picture rail.





Kitchen & Dining

Specifications

Breakfast Kitchen
16' 3" x 12' 6" (4.95m x 3.81m)

Dining Room
12' 1" x 12' 1" (3.68m x 3.68m)

The breakfast kitchen is fitted with wall and base units, pull-out larder cupboards and a Rangemaster cooker with five ring gas hob, plate warmer and double oven. There is space for a fridge freezer and dishwasher.



Reception Rooms

The snug is perfect for relaxing and reading or could be used as a playroom.

Through the snug is a utility/shower room, comprising a generous shower unit; WC, wash hand basin, plumbing for a washing machine and space for a tumble dryer.

Returning to the hallway, you will find the spacious and light living room with feature wood burning stove and original Victorian features including high ceilings, cornicing and a large bay window overlooking the beautiful gardens.

Specifications

Snug

16' 9" x 10' 11" (5.11m x 3.33m)

Living Room

24' 4" x 15' 2" (7.42m x 4.62m)





Bedrooms

Specifications

Bedroom One
15' 10" x 13' 10" (4.83m x 4.22m)

Bedroom Two
12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom Three
11' 2" x 10' 11" (3.4m x 3.33m)

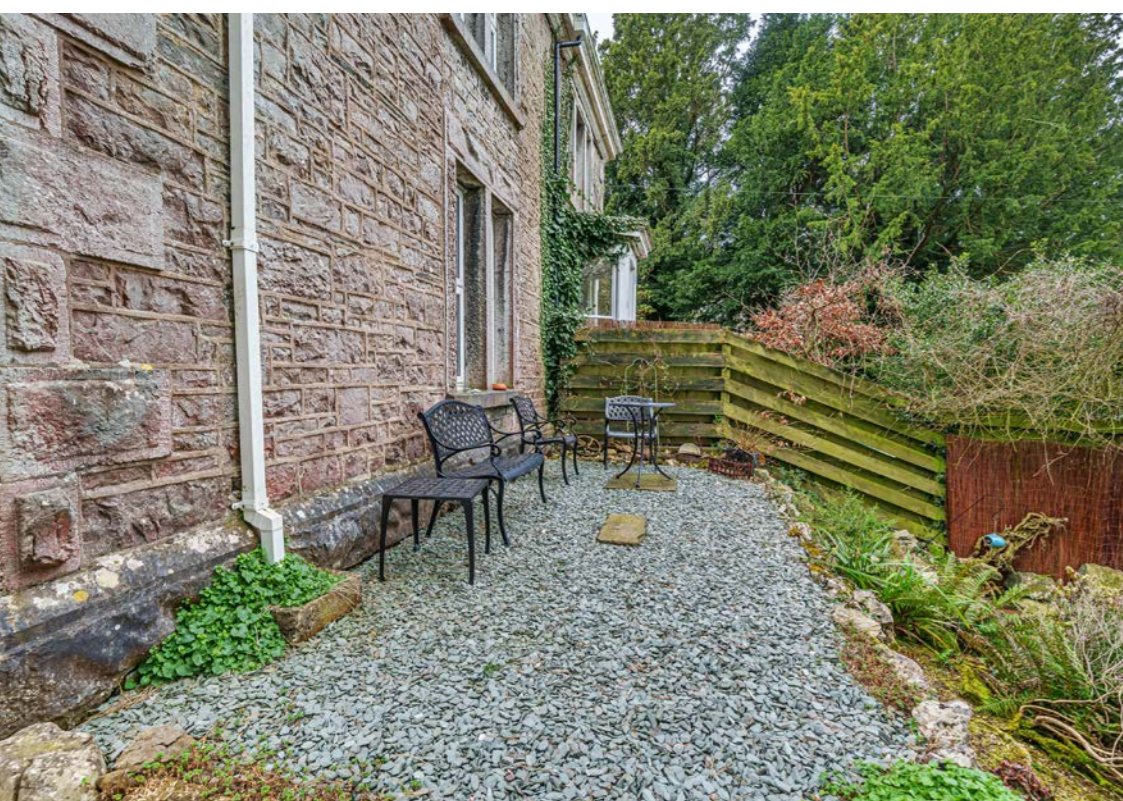
Bedroom Four
12' 10" x 4' 8" (3.91m x 1.42m)

On the first floor, you will find three spacious double bedrooms and a single bedroom, currently used as a study. Bedroom one has high ceilings, cornicing and a picture rail and with dual aspect windows you can enjoy views over towards the estuary and fells. Bedroom two has a range of storage cupboards and is a generous double in size. Bedroom three is a good size double with views over the garden and shares a Jack and Jill shower room with bedroom two. The family bathroom has a bath, hand wash basin and low level W.C.

There is access to the main loft which is boarded and has an access ladder from the family bathroom. A second loft space is accessed from bedroom three.

This is a truly stunning home, and one not to be missed!







Outside and Parking

This beautiful property is accessed down a private lane from Silverdale Road ensuring privacy and seclusion. There is ample parking for several cars on the gravelled driveway to the side of the house.

This gravelled area also boasts a garden studio which, having insulation, light and power, could be used as a workshop or office. There is an additional shed for garden storage.

To the rear of the house is a secluded, walled patio seating area - a lovely quiet spot. The external utility room accessed from here provides a sink and houses the gas boiler, so is perfect for cleaning and drying muddy boots on return from exploring the walks of Arnside Knott.

The gardens of Pineleigh are a real highlight. To the front of the house, a raised terrace patio offers another ideal place to sit and relax. Here you can enjoy views across the lawn down to a further grassed area with a wildlife pond, mature trees, winding paths and well established borders.

There is ample parking for several vehicles on the gravelled driveway.

Important Information

Services:

Mains gas, drainage, water and electricity.

Tenure:

Freehold. Vacant possession upon completion.

Council Tax Band :

F - South Lakeland District Council

What3words:

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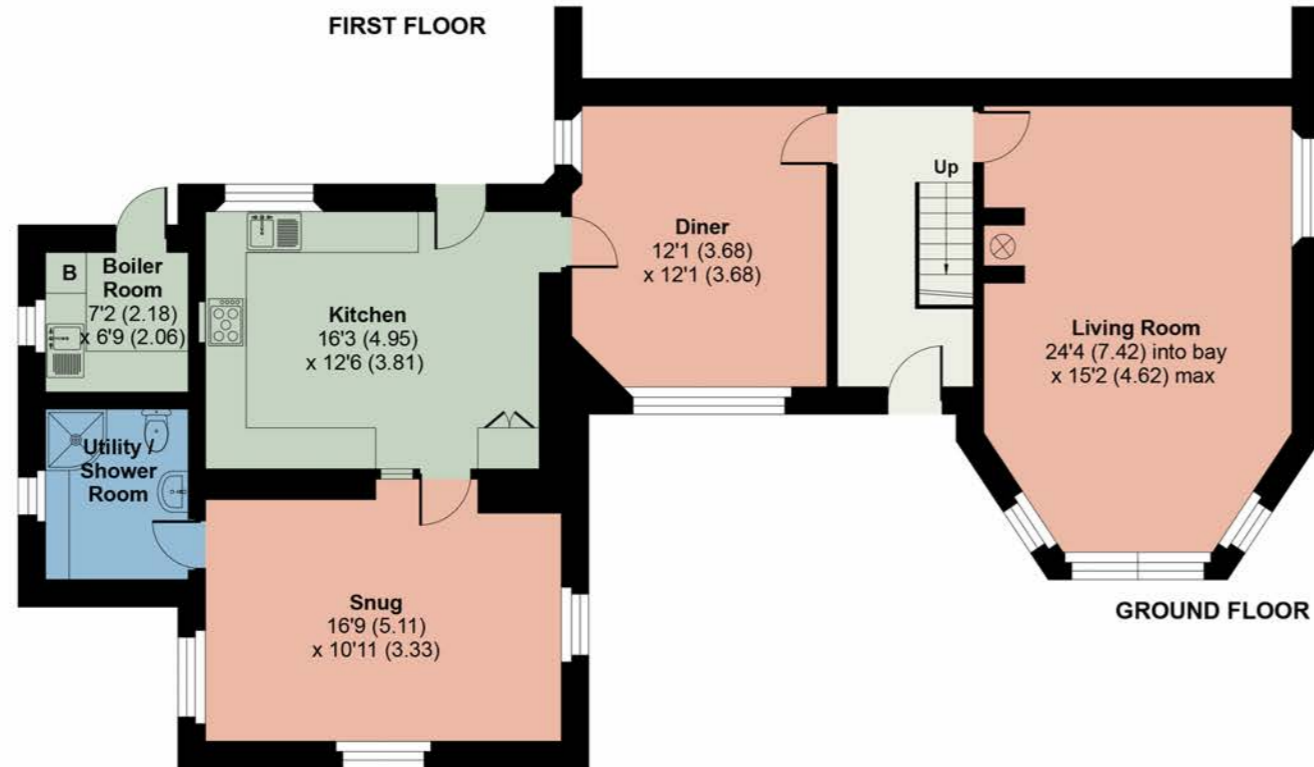
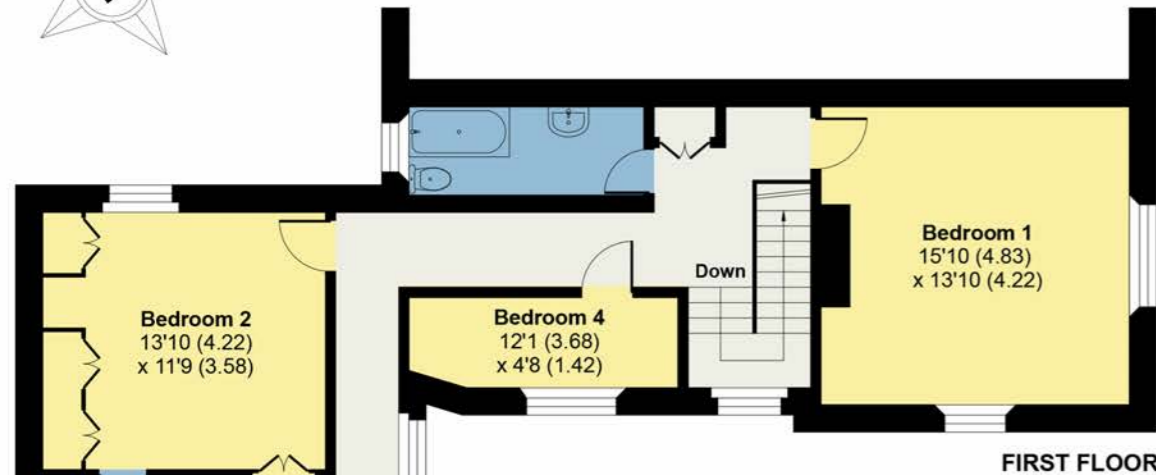
Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.



Silverdale Road, Arnside, Carnforth, LA5

Approximate Area = 2054 sq ft / 190.8 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 2102 sq ft / 195.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 963165



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

Call us on 01524 761806

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