



Arnside

£330,000

Rock Fold, Mount Pleasant, Arnside, Cumbria, LA5 0EW

Distinctive bungalow in Arnside with a quirky charm. Living room showcasing estuary views from the balcony, kitchen, lower ground floor workshop, and garage and loft conversion. Lovely gardens both front and rear, with off-road parking. Peaceful location on a quiet cul-de-sac.

Quick Overview

- Quirky & Unique Detached Bungalow
- Open Living Room with Balcony
- Conservatory
- Ground Floor Bedroom
- Loft Conversion
- Lower Floor Workshop
- Garage & Off Road Parking
- Gardens Front & Rear
- Desirable Location
- Ultrafast Broadband



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Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: AR2527



Porch/Conservatory



Living Room



Living Room



Kitchen

Location Located in a cul de sac in Arnside offering peace and close-knit community, with easy access to the natural beauty of the surrounding area. Arnside is a beautiful village located on the estuary of the River Kent. It is known for its stunning views of the Lake District and is designated as an Area of Outstanding Natural Beauty (AONB). There is an abundance of local amenities including pubs, shops and a train line connecting to Manchester and Barrow in Furness and easy access to the M6.

Property Overview Welcome to this uniquely designed bungalow with picturesque views of the estuary and fells beyond. This property offers a quirky layout, providing an array of possibilities for customization and modernization.

As you step inside, the front conservatory/porch area greets you, setting a warm and inviting tone. The kitchen boasts a delightful blend of practicality, featuring tiled splashbacks, wall and base units, and laminate flooring. The kitchen is equipped with a one and a half stainless steel drainer, plumbing for a dishwasher, washing machine, and space for a drier. Belling electric 4-ring hob, Bosch oven, and space for a microwave and fridge freezer. Additional convenience comes in the form of a handy storage/pantry cupboard.

Moving along to the inner hallway, you'll find a useful storage cupboard, ensuring clutter stays neatly tucked away. On your left, the open plan living room beckons, offering a cozy atmosphere with an electric fire to create a welcoming ambiance. This room benefits from dual aspect windows, filling the space with natural light, and sliding patio doors leading to a balcony. From this vantage point, you can enjoy views of the estuary and majestic fells in the distance.

The inner hallway also grants access to the family shower room, complete with a corner shower cubicle, wc, and integrated basin with drawers. The practicality extends to the main bedroom on this level, which features built-in storage and a window overlooking the front patio area.

Surprisingly, a hidden stairway within what appears to be a storage cupboard in the bedroom leads down to the lower ground floor. Here, you'll find a workshop and additional storage space, along with a window providing a glimpse of the rear garden. This area leads into the garage space, which houses the boiler, ensuring your heating needs are taken care of efficiently. Adjacent to the garage space, you'll find the lower utility/shower room, equipped with plumbing for a washing machine, a shower cubicle, wc, and a stainless-steel sink with drainer. This lower floor holds immense potential for conversion, allowing you to adapt it to suit your lifestyle and preferences.

Heading back up to the living room, stairs lead up to the loft conversion, an exciting space that can serve multiple purposes, currently used as a hobby room too. Additionally, you'll discover a wc and sink. Eaves storage is thoughtfully incorporated, providing practical solutions for storing belongings.

Overall, this property offers a unique canvas for you to reimagine and modernize according to your vision. Its character, combined with stunning views and versatile spaces, makes it an enticing opportunity for those seeking a home with endless potential. Whether you choose to preserve its charm or transform it into something entirely new, this bungalow offers a delightful prospect for your dream home.



Living Room



Balcony



Master Bedroom



Bathroom



Occasional Bedroom



Garage

Outside Stepping outside, is a wonderful mix of outdoor spaces, perfect for enjoying the beautiful surroundings and embracing a relaxed lifestyle.

At the front of the property, a charming flagged patio area welcomes you, providing an ideal spot to savour a tranquil morning brew while basking in the warm sun.

Both sides of the property grant access to the low maintenance rear garden, offering convenience and practicality. The thoughtful design ensures easy movement around the property. As you explore the rear garden, you'll discover an enchanting blend of hardscaping and natural elements. The mixture of flags, shingle, and borders provides a diverse and visually appealing landscape. Mature plants and shrubs adorn the borders, adding a touch of greenery and creating a serene environment. The presence of a tree adds to the natural charm of the space. A particularly inviting feature of the rear garden is its accessibility to the balcony via steps. This allows you to effortlessly transition between indoor and outdoor living.

Parking To the rear of the property, you will find off road parking through wooden gates giving access to the garage.

Accommodation (with approximate dimensions)

Conservatory/Porch 10' 01" x 6' 07" (3.07m x 2.01m)

Living Room 31' 01" x 10' 07" (9.47m x 3.23m)

Bedroom One 13' 01" x 11' 03" (3.99m x 3.43m)

Family Bathroom

Attic Room 15' 06" x 8' 10" (4.72m x 2.69m)

En-Suite/Storage

Workshop 13' 10" x 10' 07" (4.22m x 3.23m)

Storage 13' 11" x 11' 05" (4.24m x 3.48m)

Garage 22' 02" x 16' 08" (6.76m x 5.08m)

Lower Floor Utility/Shower Room

What 3 Words ///takeovers.fonts.riverbank

Directions From the Arnside office, head West on The Promenade, follow the road round to the left onto Silverdale Road, continue for approx. 0.5 miles and turn left onto Mount Pleasant. Follow the road round to the right and the property can be located on the left next to our For Sale board.

Property Information

Council Tax Council Tax Band D Westmorland & Furness Council.

Tenure Freehold. Vacant possession upon completion.

Services Mains gas, water and electricity.

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Front



Garden



Rear Garden



View

Request a Viewing Online or Call 01524 761806

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Rock Fold, Mount Pleasant, Arnside, Carnforth, LA5

Approximate Area = 1322 sq ft / 122.8 sq m

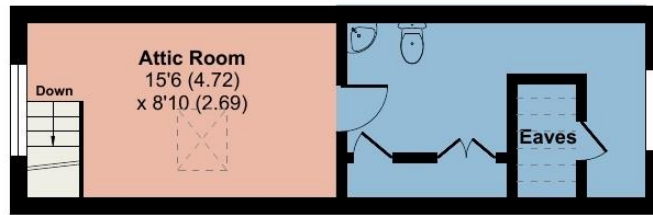
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 373 sq ft / 34.6 sq m

Total = 1720 sq ft / 159.7 sq m

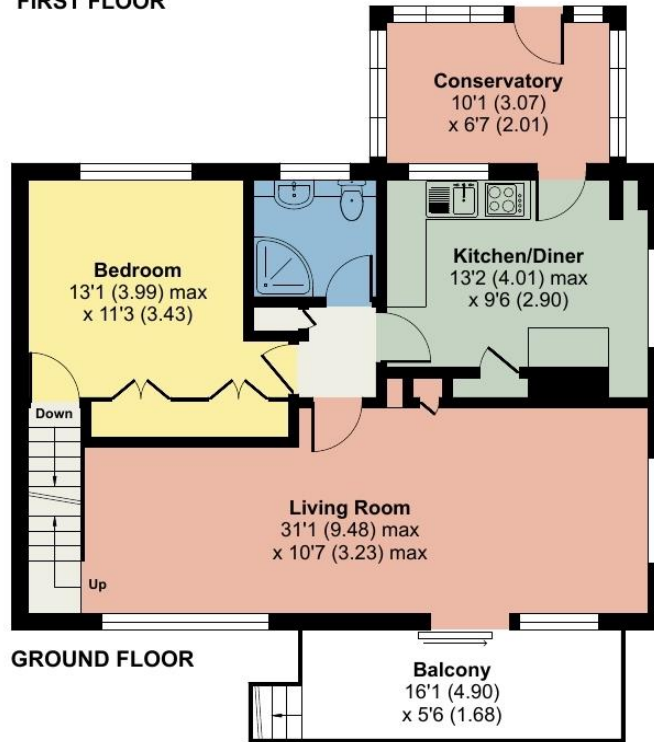


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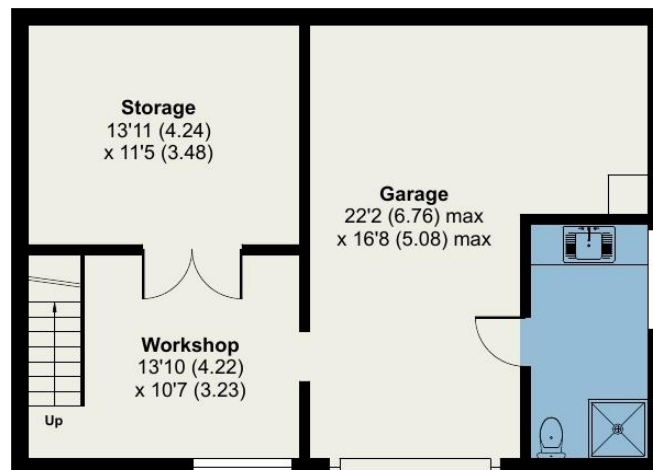


Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Hackney & Leigh. REF: 1015220

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