



## Arnside

**£275,000**

The Old Coach House, 10 Promenade, Arnside, Carnforth, Lancashire, LA5 0HF

The Old Coach House, located off Arnside's promenade, offers an ideal opportunity as a starter home or a convenient lock-up-and-leave holiday retreat with the option to purchase with the furniture included.

This charming property awaits your personal touch for loving updates. Featuring a spacious garage, a living dining room with a kitchen, first and second-floor bathrooms, three bedrooms and gas central heating, it provides a comfortable and versatile living space.

Explore the potential of this quaint residence and make it your own.

### Quick Overview

Semi Detached  
Living Dining Room  
Kitchen  
Two Bathrooms  
Three Bedrooms  
Large Garage  
Ideal Holiday Let  
Close to Amenities & Train Station  
National Landscape Area  
Ultrafast Broadband Available



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Ultrafast  
Broadband  
Avialable



Garage

Property Reference: AR2551





Stairs



Living Dining Room



Living Dining Room



Kitchen

**Location** Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscapes, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct.

The village is popular among both locals and visitors for its scenic walks, including the Arnside Knott. The tidal bore, locally known as the "Arnside Bore," is another unique natural phenomenon that attracts attention.

Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

**Property Overview** Step into the inviting space of The Old Coach House, where practicality meets comfort. The ground floor welcomes you with a spacious hall, providing access to the upper floor, the garage, and a convenient cloakroom for muddy boots and coats, complete with a handy WC.

Ascending the stairs, you'll reach the heart of the home – the living dining area. This charming space features elegant coving, a warming gas fire, ample room for a dining table, and doors leading to a Juliette balcony.

The well-equipped kitchen boasts wall and base units, an integrated fridge, Zanussi oven and grill, integrated microwave oven, ceramic double hob and double gas hob, a one-and-a-half sink with a drainer, and slimline dishwasher.

The first-floor bathroom is tastefully appointed with a wood panel bath, overhead shower and screen, tiled splashback, WC, basin, and a shaver point.

On the second floor, the accommodation unfolds with bedroom one and three to the front. Bedroom one is bathed in light with two Velux windows, while bedroom three enjoys a Velux window and an en-suite WC and hand wash basin. Bedroom two to the rear also features two Velux windows.

The second-floor bathroom is designed for comfort, featuring a lino floor, bath with overhead shower, screen, tiled splashbacks, WC, and hand wash basin.

Discover a perfect blend of functionality and style in The Old Coach House, where each detail contributes to a comfortable and inviting living space.



**Outside** While this property may not boast a traditional garden, it opens its doors to a world of natural wonders just a stone's throw away. Nestled in proximity to the serene beach, this residence invites you to embrace the coastal lifestyle.

**Parking** Larger than average integral garage, with up and over door power operated by remote, light, power, EV charging point and plumbing for washing machine. Storage space is plentiful with shelving and base units on offer.

**What 3 Words** ///rinses.actual.listening

**Accommodation (with approximate dimensions)**

**Living Dining Area** 21' 01" x 15' 06" (6.43m x 4.72m)

**Kitchen** 9' 00" x 6' 10" (2.74m x 2.08m)

**First Floor Bathroom**

**Bedroom One** 15' 04" x 10' 00" (4.67m x 3.05m)

**Bedroom Two** 13' 03" x 10' 06" (4.04m x 3.2m)

**Bedroom Three** 8' 11" x 7' 06" (2.72m x 2.29m)

**Second Floor Bathroom**

**Ground Floor Cloaks** 7' 04" x 4' 08" (2.24m x 1.42m)

**Garage** 20' 11" x 15' 06" (6.38m x 4.72m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Council Tax Band C. Westmorland and Furness Council.

**Tenure** Freehold. Vacant possession upon completion.

**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.



Kitchen



Bathroom



Bedroom One



Bedroom Two



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:AR2551

A thought from the owners...“A thought from the owners”. If you are asking us to complete that, we would add “this has been our holiday home for many years; we love the area so much, we are now making our permanent home in Arnside!”

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