



 High Brent, Spinney Lane



High Brent

High Brent, Spinney Lane, Arnside, LA5 0EP

Introducing your dream home in Arnside village. Nestled in the charming village of Arnside, this superb detached family home is a true gem. With its exceptional features and spacious design, it's the perfect place for a growing family or those seeking a tranquil retreat.

Quick Overview

- Superb Deatched Home
- 4 Double Bedrooms
- Two Reception Rooms
- Spacious Kitchen Diner
- Three Bathrooms
- Low Maintenance Gardens
- Large Detached Garage & Parking
- Located in a Sought After Village
- Home Office
- Ultrafast Broadband 1000mb Available





Location

Nestled on the picturesque shores of the stunning Morecambe Bay, Arnside village is a hidden gem that embodies the very essence of idyllic village life. Arnside's crowning jewel is undoubtedly its breathtaking scenery.

Situated on the Kent Estuary within the Arnside and Silverdale Area of Outstanding Natural Beauty, Arnside is a friendly place with a thriving community. There's plenty for people of all ages to do, including excellent walks, numerous clubs and societies covering the activities ranging from sailing to ukulele playing. Other amenities include pubs, a GP practice, dentist, library and local shops. For families, there are playgroups, youth clubs and the local primary and secondary school located in Milnthorpe. Arnside is also perfectly positioned for commuters with easy access to the M6 and the lake district. There's also a train line - making trips south to Preston, Manchester and London a breeze, or west to the coast and Ulverston or North to Carlisle and beyond.

Welcome Home

This spacious 4-bedroom detached home in the coveted village of Arnside offers the perfect blend of comfort and style. With a stunning kitchen diner, two inviting reception rooms, a lovely garden, and detached parking, it's the dream property you've been searching for.

As you approach this stunning residence, you'll be greeted by a side patio leading to a warm and inviting porch area.





Country Kitchen

Specifications

Kitchen
16'3" x 8'9" (4.95m x 2.67m)

Dining Area
22'8" x 9'5" (6.91m x 2.87m)

Step inside, and the heart of the home awaits - a beautiful kitchen diner that will leave you in awe. The dining area boasts a vaulted ceiling, creating a striking ambiance, making it an ideal spot for entertaining. The well-equipped kitchen is fitted with a range of wall and base units, complemented by sleek work surfaces and a one-and-a-half sink with a drainer. Integrated appliances, including a Rangemaster oven with a 5-ring gas hob and a Neff dishwasher, make this a budding cook's dream. To



Cozy Living

Step into the cozy sitting room, featuring a multi-fuel stove set on a charming stone hearth. For those who work from home, there's a convenient office/study room to the rear.

At the opposite end of the ground floor, you'll discover the main living room. This spacious room is flooded with natural light from the windows to the front aspect and a bay window with patio doors leading out to the garden.

Specifications

Kitchen
16'3" x 8'9" (4.95m x 2.67m)

Dining Area
22'8" x 9'5" (6.91m x 2.87m)







Four Bedrooms

Specifications

Bedroom One
14'5" x 17'11" (4.40m x 5.46m)

Bedroom Two
9'3" x 12'8" (2.81m x 3.85m)

Bedroom Three
10'11" x 8'11" (3.32m x 2.72m)

Bedroom Four
8'6" x 15'5" (2.60m x 4.70m)

On the ground floor, you will find a guest bedroom, a generously sized double room with a door leading out to the garden. Across the hall, there's a well-appointed shower room with a corner shower, pedestal washbasin, and a low-level WC, all elegantly tiled.

Ascending the stairs to the first floor, you'll find three more spacious double bedrooms. The master bedroom boasts dual aspect windows flooding the room with natural light, this spacious room offers ample room for king size bed and room for further furniture and an en-suite shower room for added convenience. Bedroom two, is again a spacious double with ample room for a double bed and further furniture, faces the front aspect. Bedroom three, currently utilized as an office, offers ample space to serve as another double bedroom. A handy storage room completes this floor.





Outside

Outside the property, a detached garage provides additional storage space. The garden features various seating areas and is designed for easy maintenance, allowing you to enjoy the outdoors with minimal effort.

High Brent has a large detached garage and ample off road parking for several cars.

Important Information

Services:

Mains electricity, mains gas, mains water and drainage.

Energy Performance Certificate:

Available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band F.

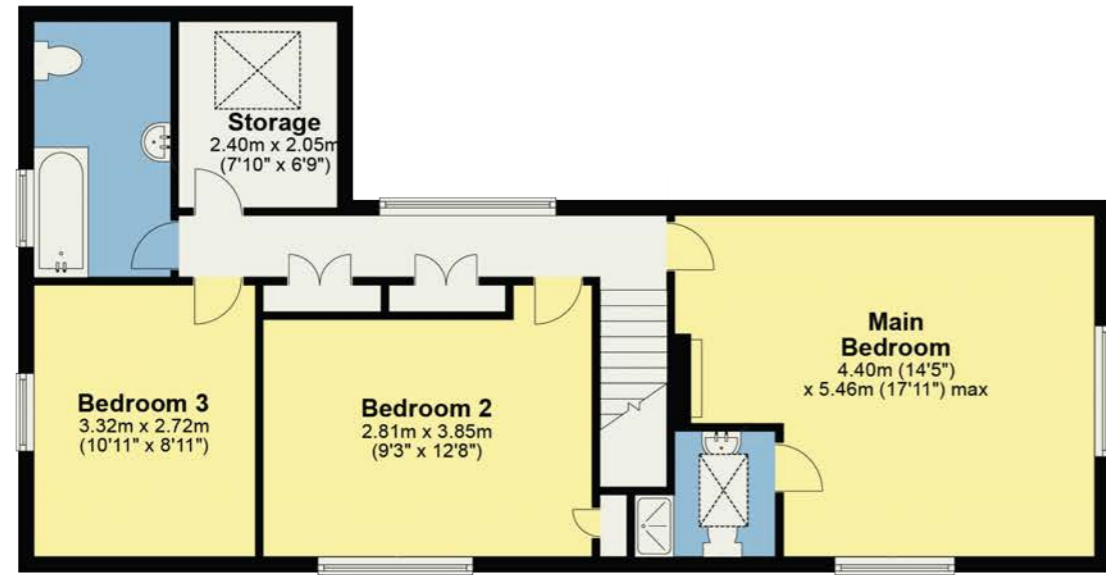
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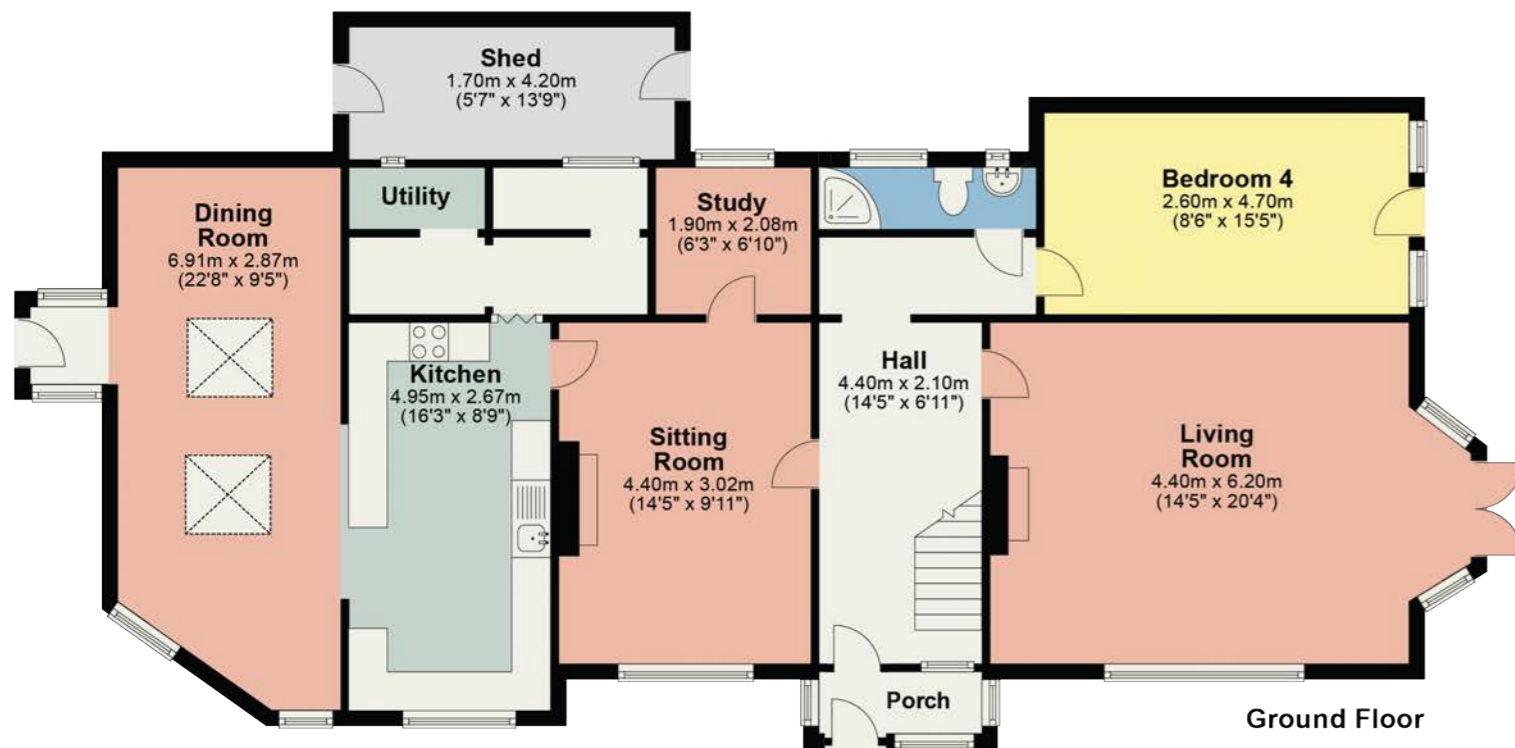
Tenure:

Freehold. Vacant possession upon completion.

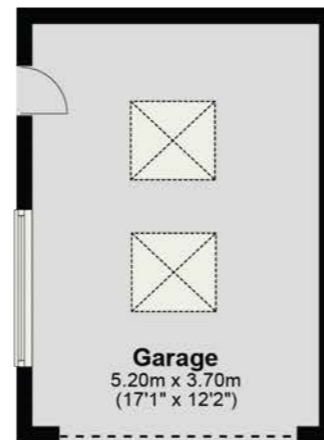




First Floor



Ground Floor



Total area: approx. 212.8 sq. metres (2290.8 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2537



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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

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