



Arnside

£475,000

11 Plantation Avenue, Arnside, LA5 0HT

Situated in the desirable village of Arnside, 11 Plantation Avenue has been thoughtfully extended and meticulously transformed into a stunning, move-in-ready family home.

With an elevated position that offers uninterrupted views of the distant fells, this beautifully upgraded property awaits its new owners to enjoy its exceptional quality and charm.

Quick Overview

Immaculately Presented Dormer Bungalow

Four Bedrooms

Beautifully Upgraded and Extended

Far Stretching Fell Views

Ample Off Street Parking

Perfect Family Home

Situated in the Sought After Village of Arnside

Close to Local Amenities and Transport Links

Well Maintained Front and Rear Gardens

Ultrafast Broadband Available*



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Ultrafast
Broadband

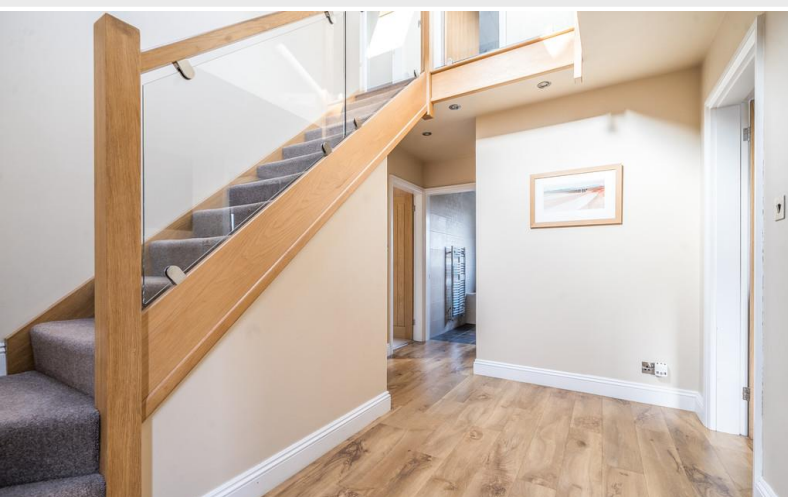


Driveway

Property Reference: AR2608



Views



Entrance Hall



Living/Dining Room



Living/Dining Room

Location Located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk from the waterfront shops and pubs. Arnside benefits from a train station, a doctors surgery, a dentist, a library, a sailing club hosting regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club.

Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community. Arnside is perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

Property Overview The entrance hall, flooded with natural light from Velux windows, features Karndean flooring, high-end wood finishings, and a glass-panelled staircase, setting a refined tone from the outset.

To your right, the living/dining room offers a cosy yet inviting atmosphere. With a striking multi-fuel log burner as its focal point, ample space for dining table and chairs and sliding doors that lead seamlessly to the raised outside terrace.

Continue through the double doors, enter into the stylish, modern kitchen, fitted with base and wall units and a full range of integrated appliances, including a Bosch oven, microwave, Beko hob, extractor, fridge freezer, dishwasher, and a one-and-a-half sink perfectly positioned to capture the views.

The ground floor also features two well-proportioned double bedrooms, each with built-in wardrobes, neutral decor, and overlooking the front elevation, offering comfort and style.

Completing this floor is the immaculate main bathroom, a perfect retreat featuring a whirlpool bath with ambient lighting, an overhead shower, toilet, vanity sink, LED-illuminated mirror, heated towel rail, and a convenient linen cupboard-all elegantly finished with tiled flooring and walls.

Ascend to the first floor, where two additional bedrooms await. To your right, the spacious main bedroom captures stunning views, thoughtfully designed with built-in storage and a dressing table for added convenience.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four/Office

Along the landing, the versatile fourth bedroom offers practical eaves storage, making it an ideal space for a growing family, a home office, or a hobby room.

This floor also includes the added luxury of a modern shower room, featuring a walk-in shower, vanity sink, and toilet, all accented by complementary tiled walls and aqua panel surrounds. A heated towel rail and LED-illuminated mirror with built-in charging points completes this stylish, functional space.

The current owners have thoughtfully created a dedicated utility area within the property's undercroft, accessible directly from the garden. This convenient space houses the boiler, offers extra countertop work space, and is equipped with power and lighting. Additionally, it provides access to an impressive storage area-spanning the full footprint of the lower level of the property-offering remarkable flexibility for any storage needs.

Outside & Parking Outside, the "wow" factor truly shines, with beautifully maintained gardens at both the front and rear, and a substantial driveway that extends to the back of the property, offering ample parking secured by an electric gate.

In the front garden, charming pathways wind through greenery and established shrubs, framed by a traditional stone wall. Beyond the gate, steps lead down to a neatly manicured lawn, complemented by a decked seating area surrounded by vibrant flowers and shrubs. Stairs leads up to an elevated, landscaped patio with a sleek glass surround-an ideal space for entertaining or enjoying tranquil countryside views.

Directions Entering Arnside under the railway bridge, turn left onto Black Dyke Road and take the second right onto Swinnate Road. Take your first left onto Plantation Avenue and follow the road where you will find number 11 located on your left hand side.

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

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Shower Room



Patio Area



Undercroft Utility

Accommodation with approximate dimensions

Kitchen 13' 1" x 9' 10" (3.99m x 3m)

Living/Dining Room 23' 4" x 11' 10" (7.11m x 3.61m)

Bedroom One 11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Two 12' 1" x 11' 5" (3.68m x 3.48m)

Bedroom Three 11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom Four 11' 5" x 9' 8" (3.48m x 2.95m)

Utility 13' 0" x 12' 5" (3.96m x 3.78m)

Undercroft 30' 0" x 23' 00" (9.14m x 7.01m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Garden

Meet the Team

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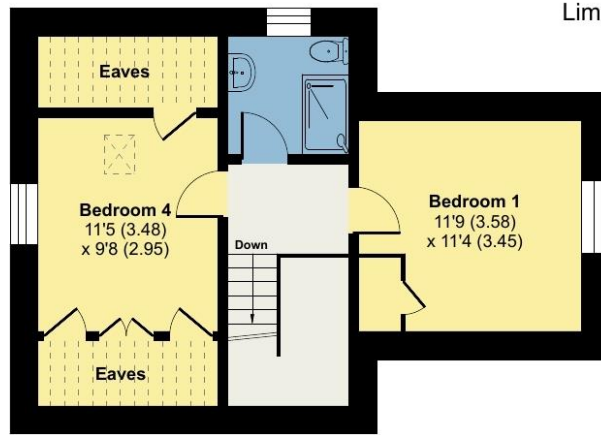
Plantation Avenue, Arnside, Carnforth, LA5

Approximate Area = 2094 sq ft / 194.5 sq m (includes undercroft & utility)

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Total = 2178 sq ft / 202.3 sq m

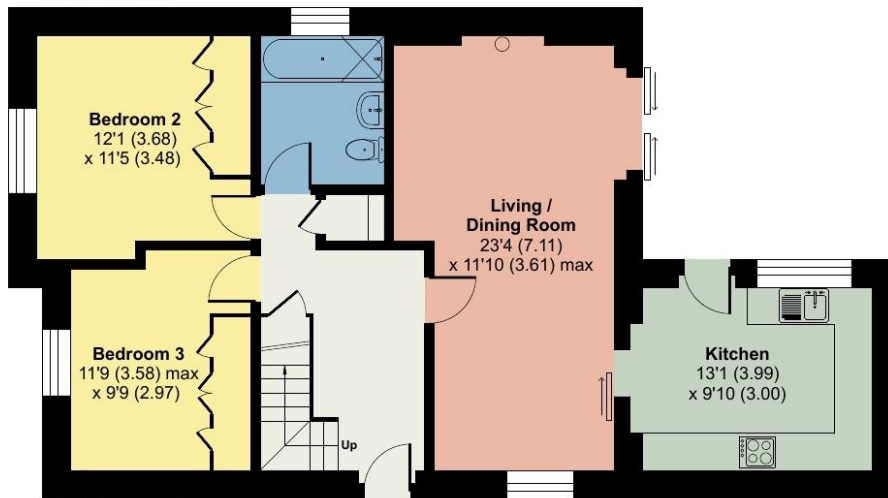
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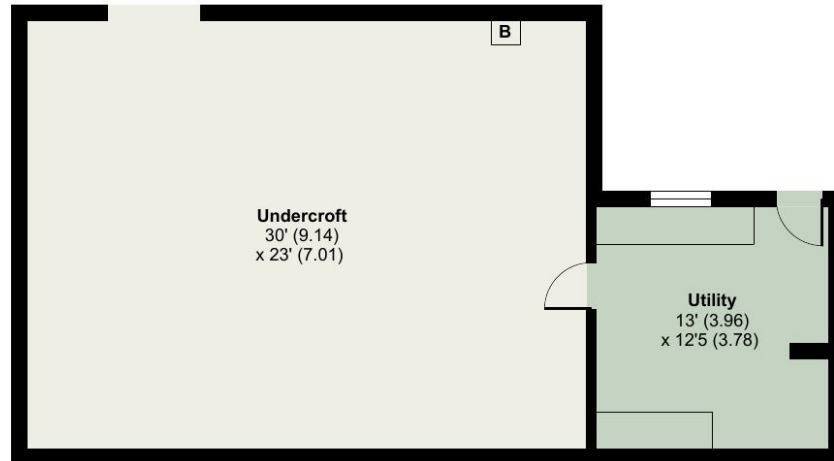
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1210197

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