



Arnside

£425,000

Blue Hills, Hollins Lane, Arnside, Cumbria, LA5 0EQ

Nestled in the heart of Arnside village, Blue Hills is an exceptional semi-detached true bungalow that has been thoughtfully renovated and reconfigured throughout to offer a beautifully finished, move-in ready home. Situated on a generous plot at the end of a quiet cul-de-sac, boasting both privacy and charm.

Arnside benefits from a train station, a primary school, 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.

Quick Overview

- Semi Detached True Bungalow
- Peaceful Location in Arnside Village
- Renovated Throughout
- Two Reception Rooms
- Ample Off Street Parking and Garage
- Generous Corner Plot
- Perfect Downsize
- Well Presented Front Garden and Rear Garden's
- Close to Local Shops and Amenities
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2635



Entrance Porch



Living Room



Living Room



Dining Room

Enter into the welcoming porch, which opens into a bright and stylish entrance hall - perfectly setting the tone for the rest of this beautifully presented home. You'll immediately notice the modern finishes and thoughtful design that create a warm and inviting atmosphere.

To the right, the main living room offers a pleasant outlook to the front and provides a generously proportioned space, complete with a feature fireplace and ample room for your furnishings.

Continue through to the formal dining area, which seamlessly connects to the contemporary kitchen. This light-filled space benefits from dual-aspect windows that flood the room with natural light. The kitchen features classic shaker-style cabinetry, complemented by stylish worktops, tiled splashbacks, and tiled flooring. There's space for an oven and fridge-freezer, along with the added convenience of a breakfast bar and direct access to the garden.

Open to the kitchen is an additional snug seating area - with large windows overlooking the garden and a charming log burner that serves as a focal point.

The property boasts two well-sized double bedrooms, each offering plenty of space for your furniture. Bedroom two also includes built-in mirrored sliding wardrobes for added convenience.

Completing the home is a sleek and modern bathroom, fitted with a WC, pedestal sink, and a bath with an overhead shower, all finished with stylish tiled walls and complementary flooring.

The property also benefits from an adjoining garage, which offers incredible versatility - it's ideal as a workshop, hobby room, or simply for additional storage. With built-in worktops, power, and lighting, it's a practical and functional space ready to suit your needs.

Step outside into the beautifully maintained garden, the decked seating area is perfect for relaxing or entertaining, surrounded by a vibrant display of flowers, mature trees, and well-tended shrubs. A charming pond and gravelled area add to the garden's character, all bordered by hedges and stone walls for a secluded feel. Side access provides added convenience.

To the front, a spacious gravelled driveway provides ample parking for multiple vehicles, including room for a motorhome. As a generous corner plot, the property enjoys a sense of privacy and space, complemented by a well-kept lawn.



Kitchen



Kitchen/Dining/Snug



Bedroom One



Bedroom Two



Bathroom



Rear Garden

Accommodation with approximate dimensions

Entrance Porch 8' 10" x 7' 4" (2.69m x 2.24m)

Living Room 15' 1" x 12' 0" (4.6m x 3.66m)

Dining Room 10' 7" x 9' 7" (3.23m x 2.92m)

Kitchen 16' 7" x 9' 2" (5.05m x 2.79m)

Snug 22' 1" x 9' 11" (6.73m x 3.02m)

Bedroom One 12' 0" x 9' 10" (3.66m x 3m)

Bedroom Two 9' 11" x 9' 10" (3.02m x 3m)

Bathroom

Garage 20' 3" x 12' 8" (6.17m x 3.86m)

Property Information

Tenure Freehold

Council Tax Band D - Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions Entering Arnside under the railway bridge turn left onto Black Dyke Road. Take the first right onto Briery Bank and second left onto Hollins Lane, proceed up the lane passing Plantation Avenue, as you proceed up the lane there is a driveway immediately after turn into the cul-de-sac and the drive for Blue Hills is straight ahead.

What3Words ///talkative.shelf.forms

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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Rear Garden



Rear Garden



Front Garden



Front Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

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Hollins Lane, Arnside, Carnforth, LA5



Approximate Area = 973 sq ft / 90.3 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1229 sq ft / 114 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1280396

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