



Arnside

£450,000

Garth End, Mount Pleasant, Arnside, Cumbria, LA5 0EW

A charming and substantial three-bedroom stone-built end terrace, recently upgraded throughout. The property features a stylish new kitchen and bathroom, along with a spacious open-plan kitchen, breakfast, and dining area—perfect for modern family living. Additional benefits include a double garage, off-road parking, and a generous layout that combines character with contemporary comfort. No onward chain.

Quick Overview

Beautifully Presented Throughout
Double Garage and Off Road Parking
No Onward Chain
Recently Updated with New Kitchen and
Bathroom
Patio and Garden
Glimpses of the Estuary from Bedroom One
Open Plan Breakfast Room, Kitchen and Dining
Rooms
Plentiful Storage
Bright and Light Living Room with Box Bay
Window



3



1



3



D



Ultrafast*
Broadband



Double Garage &
Off Road Parking

Property Reference: AR2646



Garth End



Entrance



Breakfast Room / Study Area



Kitchen

Step into a welcoming and bright entrance hall, setting the tone for this beautifully presented home. To the left is a convenient downstairs cloakroom, complete with a hand wash basin set within a stylish vanity storage unit, a WC, and a spacious storage cupboard-perfect for coats and shoes.

The property opens up into a versatile open-plan kitchen, breakfast, and dining area, ideal for modern family living. The breakfast room offers flexibility and could easily be used as a home office or playroom. It also benefits from a built-in storage cupboard.

The kitchen is both stylish and functional, featuring dark blue Shaker-style wall and base units with a complementary worktop. A large single Belfast-style stainless steel sink with integrated draining board to the worktop. There is space for an American-style fridge freezer, plumbing and space for a washing machine, and a large freestanding Kenwood oven with a five-ring gas hob. The Ideal gas boiler is discreetly housed within a matching cupboard. The kitchen boasts attractive tiling, additional open shelving, and beautiful hardwood flooring that continues through to the dining space.

The dining area includes further shelving, an under-stairs storage cupboard, and ample room for a family-sized table and chairs. An inner hallway provides access to the rear garden and stairs to the first floor.

The living room is bright and spacious, featuring a box bay window that overlooks the rear garden. It enjoys solid wood flooring and a charming Stovax wood-burning stove set on a hearth with a wooden mantle-perfect for cosy evenings in.

Upstairs, the first floor comprises three bedrooms. Bedroom one is a generous double, with a box bay window offering glimpses of the Estuary. It also includes a built-in wardrobe within the chimney recess and an elegant cast iron fireplace. Bedroom two is also a double and features ample built-in wardrobes, while bedroom three is a well-proportioned single.

A skylight brightens the first-floor landing, which also houses a convenient storage cupboard. Step down into the spacious family bathroom, a bright and airy space with both a skylight and an arched feature window.



Living Room



Kitchen/Dining Room



Living Room



Bedroom One



Bedroom Two



Bathroom

The four-piece suite includes a pedestal hand wash basin, WC, towel radiator, a P-shaped bath with shower attachment, and a large separate shower enclosure.

Externally, the property offers gravelled off-road parking, a wood store, and paving that extends around the side of the house to the garden. The detached double garage is situated at the junction with Spinney Lane, on the right-hand side. The garden is mainly laid to lawn, complemented by a patio and gravelled pathways, and is well screened by fencing, retaining walls, mature hedgerows, and trees.

Accommodation (with approximate dimensions)

Breakfast Room 18' 5" x 11' 0" (5.61m x 3.35m)

Kitchen 12' 11" x 10' 9" (3.94m x 3.28m)

Dining Room 12' 6" x 11' 3" (3.81m x 3.43m)

Living Room 20' 2" x 14' 7" (6.15m x 4.44m)

Bedroom One 14' 8" x 13' 4" (4.47m x 4.06m)

Bedroom Two 12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom Three 9' 7" x 8' 7" (2.92m x 2.62m)

Double Garage 17' 1" x 15' 7" (5.21m x 4.75m)

Bathroom

Downstairs W.C

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland and Furness Council.

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

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

Directions From the Hackney & Leigh Arnside Office continue along the Promenade and turn left at the Albion Hotel onto Silverdale Road, travel up the hill through the village. After passing the allotments take the next left onto Spinney Lane and turn left onto back lane and Garth End is the first property on the right and can be identified by our For Sale board.

What3Words ///jousting.arrow.dust



Garden



Garden



Off Road Parking



Double Garage



Ordnance Survey 0065166

Anti-Money Laundering Regulations (AML) 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).

Meet the Team

Laura Hizzard

Sales Manager & Property Valuer

Tel: 01524 761806
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matt Constantine

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
lettings@hackney-leigh.co.uk



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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Garth End, Mount Pleasant, Arnside, Cumbria, LA5



Approximate Area = 1514 sq ft / 140.6 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 1782 sq ft / 165.4 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: 1306813

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/06/2025.

Request a Viewing Online or Call 01524 761806