



Arnside

£650,000

St Ronans, 38 Church Hill, Arnside, Cumbria, LA5 0DW

St Ronans is a stylishly updated home blending original features with modern living. The main house offers a bright lounge with wood-burning stove, open-plan kitchen and dining area, sunlit conservatory, four bedrooms, and a contemporary bathroom.

A self-contained annex adds flexibility for guests, family, or rental use, with its own kitchen, living space, bedroom, and bathroom. Set in landscaped gardens with ample parking and a double garage, the property also features generous storage and a raised deck with stunning estuary views — perfect for relaxing or entertaining.

Quick Overview

- Substantial 5 Bed Family Home
- Adjoining Annexe with its own Front Door
- Modern Open Plan Kitchen / Diner
- Large Driveway and Detached Double Garage
- Elevated Position with Far Reaching Views
- Great Village Location
- Impressive Conservatory
- Additional Storerooms
- Close to Local Amenities
- Ultrafast* Broadband Available



5



2



3



C



Ultrafast*
Broadband



Double Garage
and Off Road
Parking

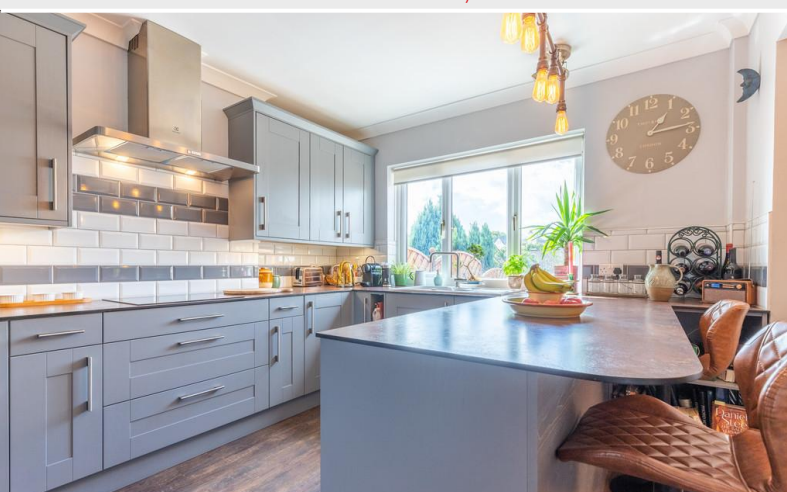
Property Reference: AR2420



Living Room



Conservatory



Kitchen Diner



Kitchen Diner

An attractive decorative double glazed door with side screens opens into a welcoming porch, offering space to store coats and shoes. Inside, the hallway sets the tone for the rest of the home, with higher-than-average ceilings, wooden picture rails, and original doors with period handles, giving the property a charming character that blends effortlessly with modern updates. There's useful storage under the stairs, including a built-in cloaks cupboard and a shelved airing cupboard.

The living room is filled with natural light thanks to a large bay window. A Morso wood-burning stove with a marble hearth and timber surround provides a cosy and stylish focal point.

A practical utility and cloakroom features a white two-piece suite with a WC and hand basin set within a vanity unit, a heated towel rail, mirrored cabinet, and space for both a washing machine and dryer.

The recently fitted kitchen is a stunning, open-plan space with sleek slate grey shaker-style units, white and grey brick-tiled splashbacks, and compact laminate worktops. A large window above the ceramic sink offers open views, while high-end appliances, including a Neff oven and induction hob, make it a joy to cook in. A breakfast bar offers informal dining, and the adjacent dining area provides ample room for a freestanding table. Industrial-style lighting and dark wood-effect flooring complete the modern yet warm aesthetic.

Double glass doors lead from the dining space into a bright conservatory that enjoys sunlight throughout the day. Tiled flooring with underfloor heating ensures it can be enjoyed year-round, with further doors leading onto a decked patio area and access to the annex.

Upstairs, the main bedroom is bright and spacious, featuring a bay window with countryside glimpses and a full wall of tasteful wood-effect fitted wardrobes. Another generously sized bedroom enjoys elevated views over rooftops to the estuary and fells. A third bedroom offers similar stunning views, while the fourth is ideal as a home office, complete with a telephone point.

The family bathroom is modern and stylish, fitted with a white three-piece suite including a bath with both standard and rainwater shower heads. Marble-effect tiles with a feature mosaic border, a heated towel rail, and wood-effect flooring create a clean and contemporary finish.

The property also benefits from a flexible, self-contained annex, which can be used as part of the main house or accessed independently. Inside, an open-plan kitchen and living space includes fitted wooden units, granite-effect worktops, and modern appliances. The dual-aspect living area is bright and inviting, with patio doors opening to a balcony and garden, offering lovely views over the rooftops to the estuary. There's also a deep storage cupboard for added practicality.



Kitchen Diner



Bedroom Two



Bedroom One



Views from Upstairs Windows



Annex Kitchen / Living Room



Annex Bedroom

The annex bedroom features a bay window and a full suite of matching fitted furniture, including wardrobes, bedside cabinets, a dressing table, and drawers. The spacious bathroom is equipped with a four-piece suite including a WC, bidet, and bath with overhead shower. Built-in bathroom furniture provides ample storage and includes a vanity unit with inset basin and mirror, alongside spotlighting and fully tiled walls.

Externally, the home offers excellent storage with a walk-in storeroom beneath the annex balcony and a large additional room below, complete with light, power, and plumbing. The annex's new gas boiler is also housed here, with further storage available in the undercroft area.

A detached double garage comes with an electric roller door, lighting, power, windows, and separate pedestrian access. The gated driveway provides ample parking space for multiple vehicles, including a motorhome or boat. The front garden is enclosed by stone walls and features a lawn with flower borders, mature trees, and shrubs. Steps lead to a lawned rear garden with well-established borders and excellent sun exposure. A raised decked balcony, accessible from the conservatory, offers the perfect spot for outdoor dining while enjoying open views and striking sunsets over the estuary.

Accommodation (with approximate dimensions)

Entrance Porch

Entrance Hallway .

Living Room 14' 8" x 13' 8" (4.47m x 4.17m)

Utility / Cloak Room

Kitchen 12' 0" x 10' 9" (3.66m x 3.28m)

Dining Room 9' 3" x 9' 1" (2.82m x 2.77m)

Conservatory 12' 8" x 10' 8" (3.86m x 3.25m)

First Floor

Bedroom One 14' 11" x 13' 4" (4.55m x 4.06m)

Bedroom Two 12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom Three 9' 10" x 9' 2" (2.99m x 2.79m)

Bedroom Four 8' 0" x 7' 5" (2.44m x 2.26m)

Bathroom

Annex

Kitchen / Living Room 23' 1" x 11' 3" (7.03m x 3.43m)

Bedroom 10' 11" x 10' 5" (3.33m x 3.18m)

Bathroom

Storerooms / Undercroft

Garage 17' 10" x 16' 7" (5.44m x 5.05m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland and Furness Council.

Services Mains electricity, gas, water and drainage.



Back Garden and Annex



Decking Area



Elevated Views



Front of Property



Ordnance Survey Ref: 00993433

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

What3Words ///evolving.rise.superhero

Directions Entering Arnside under the railway bridge turn right onto Station Road. Continue along the promenade turning left at the Albion Public House, then first left onto Church Hill. Follow the road around and St Ronan's can be found on the right just after the Primary School.

Viewings Strictly by appointment with Hackney & Leigh.

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).

Arnside Sales Team

Laura Hizzard

Branch Manager & Property Valuer
01524 737727



laurahizzard@hackney-leigh.co.uk

Keira Brown

Sales Negotiator & Property Valuer
01524 737727



arnsidesales@hackney-leigh.co.uk

Matt Constantine

Sales Negotiator
01524 761806



arnsidesales@hackney-leigh.co.uk

Jo Thompson

Lettings Manager
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.



[Book Online Now](#)



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

Church Hill, Arnside, Carnforth, LA5

Approximate Area = 1974 sq ft / 183.3 sq m

Garage = 298 sq ft / 27.6 sq m

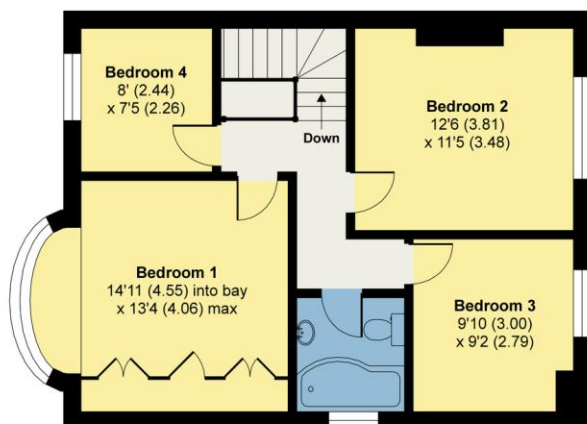
Outbuilding = 618 sq ft / 57.4 sq m

Total = 2890 sq ft / 268.4 sq m

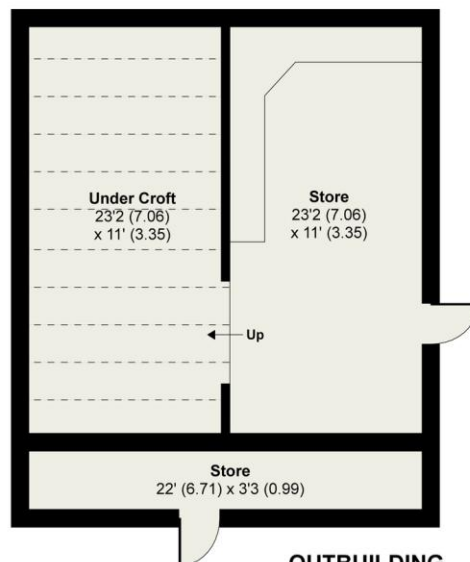
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

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 16/09/2025.

Request a Viewing Online or Call 01524 761806