



Arnside

£395,000

Cantsfield, 17 Briery Bank, Arnside, Cumbria, LA5 0EF

Boasting incredible open views out to the estuary and beyond, this three-bedroom semi-detached house has it all and is offered with no chain delay. Located in an elevated position nestled in the highly desirable seaside village of Arnside, featuring well-maintained front and rear gardens, two reception rooms and an attractive sunroom which provides a picturesque outlook.

Quick Overview

- Three Bedroom Semi Detached Home
- Fantastic Elevated Views Kent Estuary
- No Onward Chain
- Large Driveway with Detached Garage
- Two Reception Rooms
- Sought After Village Location
- Close to Local Amenities
- Great Transportation Links
- Well-Proportioned Front and Rear Gardens
- Ultrafast 1000 Mbps Broadband Available*



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TBC



Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2571



Views from the Front Elevation



Rear Garden



Kitchen



Kitchen

Location Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscapes, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct.

Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

Property Overview Situated in an elevated position, set back from the road front, Cantsfield presents itself as a spacious family home awaiting its next chapter. With ample potential to transform into your dream residence, this property offers a canvas for personalisation and enhancement. While it may require some updating throughout, it stands poised for the new owners to infuse their unique touch and style.

Step into this beautifully equipped kitchen, adorned with a range of wood base and wall units and equipped with high-end integrated appliances, including an electric hob, Bosch extractor hood, Bosch oven, and fridge, with ample space for a dishwasher. The kitchen overlooks the private garden and has the added bonus of a separate spacious storage cupboard.

Upon leaving the kitchen, you'll be greeted by the inviting ambiance of the first reception room. Versatile and spacious, this room offers endless possibilities, catering to your lifestyle needs. Whether you envision it as a family gathering spot or an elegant dining area, the patio doors leading to the garden add a touch of seamless indoor-outdoor living, perfect for entertaining guests.

Transitioning into the second reception room, prepare to be captivated by the breath-taking panoramic views of the estuary and beyond. This room is the epitome of serenity and relaxation, offering a picturesque setting for unwinding after a long day.

Discover the fabulous sunroom, bathed in natural light, with its airy atmosphere and stunning views of the scenic surroundings, this sunroom is a true retreat, offering a perfect spot to bask in the warmth of the sun or with a good book while enjoying the beauty of nature.

Completing the ground floor is a convenient downstairs toilet, adding practicality and convenience to your daily routine.

To the first floor, you'll discover three generously proportioned bedrooms. Two of these bedrooms are spacious doubles, while the third is a generous single room. As you enter bedroom one, prepare to be enchanted by delightful views that provide a picturesque backdrop to your everyday life. Meanwhile,

bedrooms two and three offer serene garden views. With all bedrooms boasting ample space for furniture, you'll have plenty of room to personalise your sanctuary to suit your tastes and needs.

Finishing the first floor is the well-appointed bathroom, featuring a corner bath and a sleek vanity sink. Opposite the bathroom, you will find a separate toilet, providing added convenience and functionality for busy households.

Outside and Parking Approaching the property, you will be greeted by the extensive front garden, adorned with the well-maintained lawned area and meticulously crafted flower borders. The vibrant bursts of colour add a touch of elegance and warmth to the exterior, creating a welcoming ambiance that sets the tone for the rest of the home.

Venturing into the rear garden, you'll discover the low-maintenance patio area beckons with its inviting charm, offering the perfect space for outdoor seating and entertaining. Surrounded by immaculately presented lawns, private shrubs and trees, the rear garden offers a sense of seclusion and privacy. There is also the added bonus of ample off-road parking and a detached garage which has power and light.

Directions From the Hackney & Leigh Arnside office, head right along the promenade following Station Road past Arnside train station, continue on to Black Dyke Road and take your first right onto Briery Bank, head up the hill where Number 17 is located back from the road front on the left hand side.

Accommodation with approximate dimensions

Living Room 11' 3" x 13' 10" (3.43m x 4.22m)

Kitchen 10' 10" x 6' 9" (3.3m x 2.06m)

Dining Room 15' 3" x 10' 10" (4.65m x 3.3m)

Conservatory/Sun Room 10' 3" x 11' 6" (3.12m x 3.51m)

Bedroom One 11' 10" x 11' 3" (3.61m x 3.43m)

Bedroom Two 10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom Three 6' 10" x 10' 11" (2.08m x 3.33m)

Bathroom 4' 7" x 7' 5" (1.4m x 2.26m)

Garage 9' 11" x 20' 1" (3.02m x 6.12m)

What3Words [///share.regretted.scarecrow](https://www.what3words.com/share/regretted.scarecrow)

Property Information 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.

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



Living Room



Living Room



Dining Room

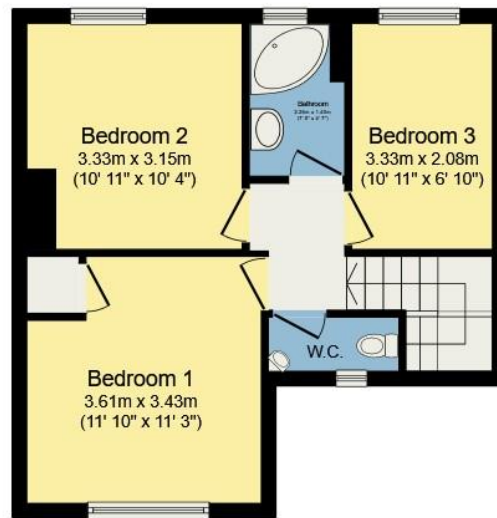


Sun Room

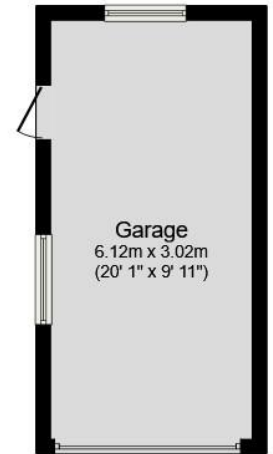
17 Briery Bank, Arnside, Carnforth



Ground Floor



First Floor



Garage

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