



# Arnside

£525,000

Gowan Brae, Ashleigh Road, Arnside, Cumbria, LA5 0HE

Nestled in the highly desirable village of Arnside, Gowan Brae awaits as a hidden treasure waiting to be discovered. Offering sweeping panoramic views that encompass the Kent Estuary, the picturesque countryside, and the majestic Lakeland Fells, this charming residence showcases four bedrooms, a contemporary kitchen diner, separate utility area, generously sized living room, and private garden.

Secure your opportunity to view this property by scheduling your viewing today. Don't miss out on the chance to experience all that this home has to offer first-hand.

## Quick Overview

Four Bedroom Detached Home  
 Fantastic Elevated Kent Estuary Views  
 Charming and Modern Features Through Out  
 Tucked Away in the Sought After Village of  
 Arnside  
 Array of Walks on your Doorstep  
 Private Well-Presented Garden  
 Corner Plot  
 Perfect Family Home  
 Close to Local Amenities and Transport Links  
 Ultrafast 1000 Mbps Broadband Available\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: AR2568



Drone View



Entrance Hall



Living Room



Living Room

**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** Step into the welcoming embrace of Gowan Brae, a detached residence that exudes charm from the moment you arrive. Upon entry, be greeted by the breathtaking views that grace the property's surroundings, setting the stage for a truly captivating living experience.

Begin your journey by stepping into the porch, a practical space designed to accommodate muddy boots and coats after a day of venturing through the nearby trails and pathways. From here, transition seamlessly into the welcoming hallway, where the stage is set for the warmth and comfort that permeates throughout the rest of the home.

To your right, discover the breathtaking living room boasting triple aspect windows that offer beautiful panoramic views of the scenic landscape. Here, a focal point log burning fire awaits, promising cosy evenings spent basking in its comforting glow.

Continue your journey to the sleek and stylish kitchen dining room, bathed in natural light pouring through sliding doors that seamlessly connect indoor and outdoor living. Ideal for entertaining, this space is a haven for summer gatherings. Adorned with handleless gloss grey cabinetry and complemented by wood effect flooring, the kitchen boasts modern aesthetics and functionality. Equipped with a range of integrated appliances including a Neff Oven, Hob with extraction hood, and fridge freezer, with ample space provided for a dishwasher to simplify your daily routine.

Completing the ground floor, off the hallway, lies a convenient separate utility room-a practical addition designed to streamline household tasks. This versatile space comes fully equipped with plumbing connections for both a washing machine and dryer. A downstairs toilet enhances the functionality of this area, offering added convenience and practicality.



Kitchen



Kitchen Diner



Kitchen Diner



Bathroom



Bedroom One



Bedroom Two

To the first floor, the allure of Gowan Brae persists with its contemporary layout featuring four bedrooms, each contributing to the home's modern charm. Among them, three spacious double bedrooms stand out, offering not only ample space but also smart storage solutions to accommodate the needs of every occupant. Bedrooms one and two are particularly noteworthy, as they afford stunning panoramic views that elevate the living experience.

Bedroom four, meanwhile, presents a versatile space that can adapt to various needs. Whether utilised as a home office, a walk-in wardrobe, or a dedicated hobby room, this room offers flexibility to suit your lifestyle preferences. Additionally, it provides convenient access to bedroom three, enhancing the flow and functionality of the floor plan.

Completing the first floor is the stylish family bathroom, characterised by its chic black and white flooring - a timeless design choice that exudes sophistication. The pristine white suite includes a bath with overhead shower, a wall-hung sink, and cistern, accented by sleek chrome finishing touches and finished with a white tile surround.

**Outside & Parking** Externally, Gowan Brae enjoys a prime position at the cul-de-sac's end, providing convenient on-street parking. The frontage of the property is adorned with a variety of bushes and flower borders, accented by a sturdy stone wall that adds a touch of traditional charm.

At the rear of the property lies a garden oasis tailor-made for green-fingered enthusiasts. Bursting with vibrant blooms and flourishing flowers, the garden creates a picturesque setting that beckons relaxation and admiration. A low-maintenance patio area awaits, offering the perfect spot for al fresco dining or simply basking in the sun's warmth.

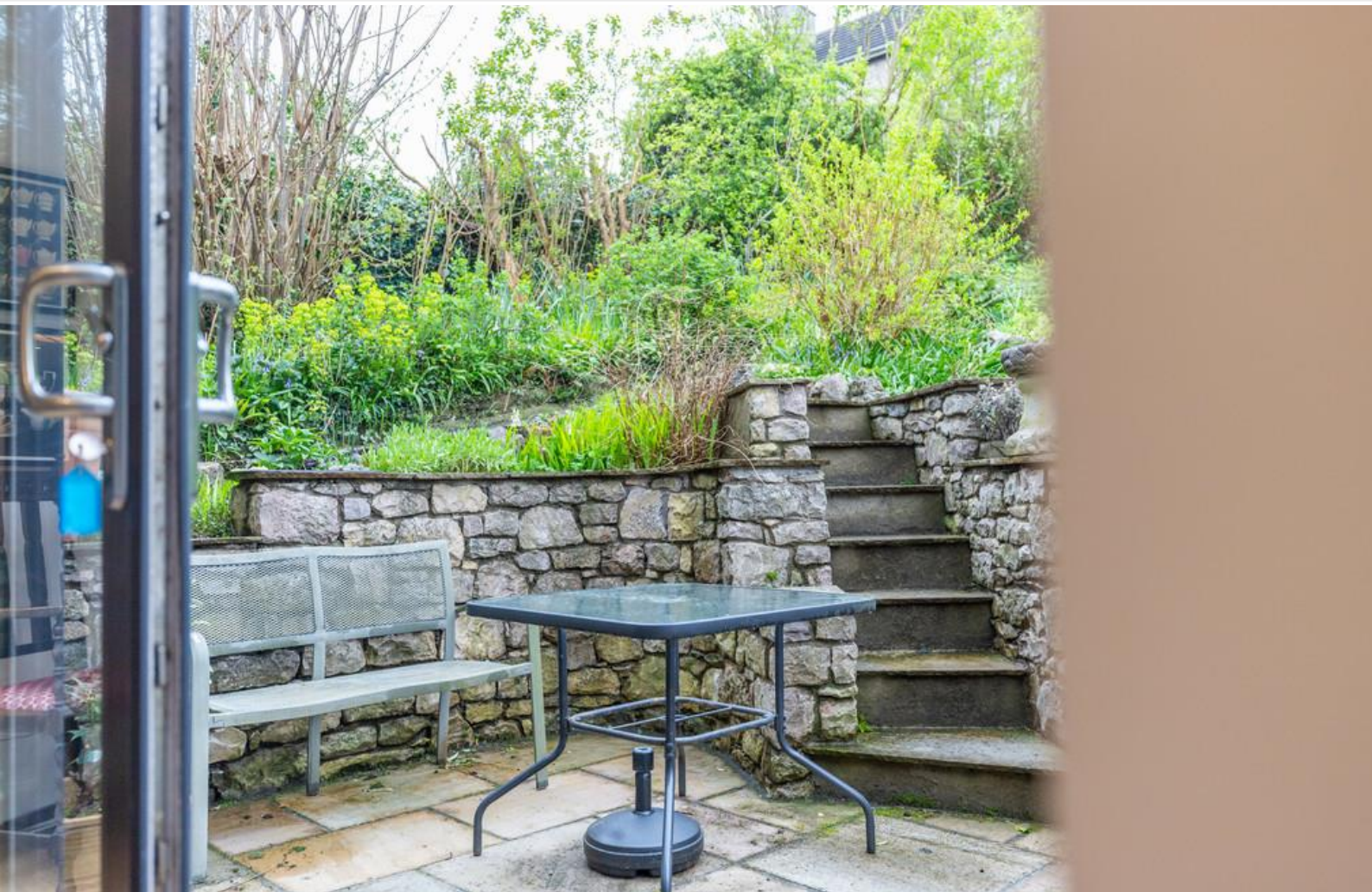
Ascend the steps to discover the lawned area and the added bonus of two sheds for ample storage solutions. Enclosed for privacy, this tranquil haven offers a sanctuary from the outside world, allowing residents to unwind and connect with nature.

**Directions** From Hackney & Leigh's office proceed up Ashleigh Road passing Ashleigh Court on the left and Nelson Court on the right. Gowan Brae is the last house on the right.

**What3Words** ///clapper.daring.clocking



Drone View



Rear Garden



Gowan Brae



Views from Gowan Brae



Views from Gowan Brae

**Accommodation (with approximate dimensions)**

**Living Room** 24' 6" x 12' 4" (7.47m x 3.76m)

**Kitchen** 10' 0" x 9' 8" (3.05m x 2.95m)

**Dining Room** 14' 7" x 8' 0" (4.44m x 2.44m)

**Utility** 8' 11" x 6' 4" (2.72m x 1.93m)

**Bedroom One** 12' 5" x 12' 2" (3.78m x 3.71m)

**Bedroom Two** 12' 6" x 11' 11" (3.81m x 3.63m)

**Bedroom Three** 14' 0" x 8' 0" (4.27m x 2.44m)

**Bedroom Four** 8' 9" x 7' 3" (2.67m x 2.21m)

**Bathroom** 7' 4" x 5' 0" (2.24m x 1.52m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band E - Westmorland & Furness Council

**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.

# Meet the Team

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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**



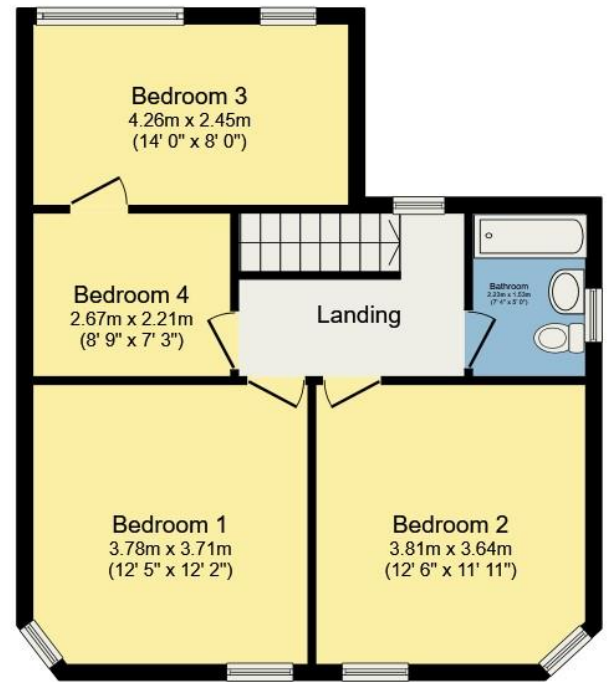
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Ashleigh Road, Arnside, Carnforth



**Ground Floor**



**First Floor**

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