



# Arnside

£350,000

9 The Promenade, Arnside, Carnforth, LA5 0HF

Discover The Coach House, a stunning four-bedroom conversion located just off Arnside's famous promenade. This charming property boasts a garage and is ideally situated near shops and waterfront pubs. Perfect as a permanent residence, second home, or holiday let investment, The Coach House offers easy access to the Lake District National Park and The Yorkshire Dales. Don't miss this opportunity to own a piece of Arnside's vibrant village life!

## Quick Overview

- 4 Bedroom Coach House Conversion
- Open Plan Living Dining Space
- Large Integral Garage
- Central Village Location Close to Waterfront
- Well Presented Home
- Investment Potential
- Short Walk to Train Station
- Area of Outstanding Natural Beauty
- Superfast Broadband 80 Mbps\* Available



4



1



1



D



Superfast  
Broadband



Large Garage

Property Reference: AR2562



Entrance Hallway



Living Dining Room



Living Dining Room



Kitchen

**Property Overview** Welcome to The Coach House, a stunning four-bedroom conversion nestled just off Arnside's picturesque promenade. This charming property boasts a prime location with shops, waterfront pubs, and stunning views of the estuary mere moments away.

Perfectly suited for those seeking a permanent residence, a second home, or a lucrative holiday let investment, The Coach House promises a lifestyle of convenience and beauty in the vibrant village of Arnside. With the Lake District National Park and The Yorkshire Dales within easy reach, outdoor enthusiasts and nature lovers will find this location particularly appealing.

As you step inside, you enter into the hallway, offering space for a console table and ample storage for coats and boots. The hallway leads to a convenient downstairs W.C., complete with a corner hand wash basin. Adjacent to this is a useful utility area with plumbing, providing access to the generous integral garage.

Ascending to the first floor, you'll find a well-appointed family bathroom, an open-plan living dining room, and a modern kitchen. The living dining space is a haven of light and space, tastefully decorated with double patio doors leading to a Juliet balcony. A focal electric coal effect fire adds warmth and character, complemented by sash-style windows with deep sills in both the dining area and kitchen.

The contemporary kitchen is equipped with a range of wall, base, and drawer units, enhanced by wood effect work surfaces and acrylic splash-back. High-quality appliances, including a Hotpoint electric oven and hob, integrated dishwasher and fridge, make meal preparation a pleasure.

The first-floor family bathroom offers a serene retreat, featuring a low-level W.C., vanity hand wash basin, panelled bath with shower over, and a heated towel radiator. Wood effect vinyl flooring adds a touch of luxury.

Venture to the second floor via a return staircase, and you'll discover four bedrooms, all adorned with Velux windows. Two spacious doubles and two well-proportioned singles ensure ample accommodation for family and guests. The master bedroom benefits from fitted furniture, adding both style and functionality.

Externally, the property features a courtyard at the front, with an attractive stone wall providing bin storage. The larger-than-average integral garage offers light, power, and ample storage, with potential for electric car charging.



Kitchen



Living Dining Room



Living Dining Room



Bathroom



Bedroom One



Bedroom One

Situated in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, The Coach House offers more than just a home; it offers a community. With a range of amenities including a train station, primary school, doctors' surgery, and a vibrant sailing club hosting regular live music nights, Arnside has something for everyone.

With easy access to the M6 and excellent rail links to Preston, Manchester, London, Ulverston, Carlisle, and Glasgow, The Coach House is perfectly positioned for both work and leisure. Whether you're exploring the nearby national parks or immersing yourself in the local community, The Coach House offers a lifestyle that's second to none. Don't miss out on this fantastic opportunity to make The Coach House your new home.

**Parking** The property benefits from a large garage

**What3words** [///spud.bonnet.lime](https://www.what3words.com/?q=spud.bonnet.lime)

**Directions** Go down the tunnel between the Hackney and Leigh office and Phil Fallows Hairdressers and the Coach house is in front of you.

**Accommodation (with approximate measurements)**

**Living Room** 23' 2" x 13' 2" (7.06m x 4.01m)

**Kitchen** 7' 11" x 7' 6" (2.41m x 2.29m)

**Bedroom One** 13' 3" x 9' 9" (4.04m x 2.97m)

**Bedroom Two** 13' 3" x 9' 9" (4.04m x 2.97m)

**Bedroom Three** 8' 11" x 8' 0" (2.72m x 2.44m)

**Bedroom Four** 8' 0" x 7' 6" (2.44m x 2.29m)

**Services** Mains gas, electric, drainage, water (metered). Gas Central Heating.

**Council Tax** Band C South Lakeland District Council

**Tenure** Freehold. Vacant possession upon completion.

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

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom Two



Bedroom Three



Bedroom Four



Views of the Kent Estuary a Short Stroll Away

Request a Viewing Online or Call 01524 761806

## Meet the Team

### Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806  
Mobile: 07971 911357  
richardharkness@hackney-leigh.co.uk



### Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



### Leigh Bedwell

Sales Team

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



### Matilda Stuttard

Sales Team

Tel: 01524 761806  
arnsidesales@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

# The Promenade, Arnside, Carnforth, LA5

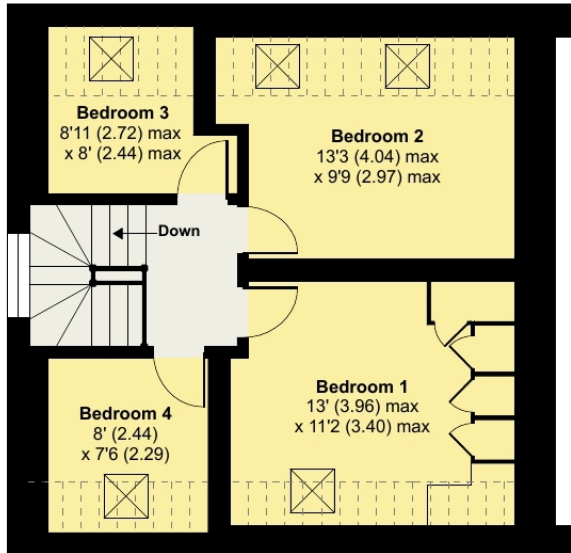
Approximate Area = 1092 sq ft / 101.4 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 296 sq ft / 27.5 sq m

Total = 1493 sq ft / 138.7 sq m

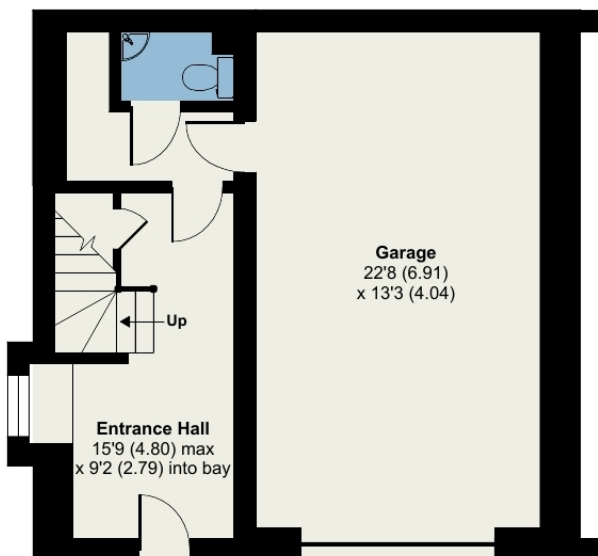
For identification only - Not to scale



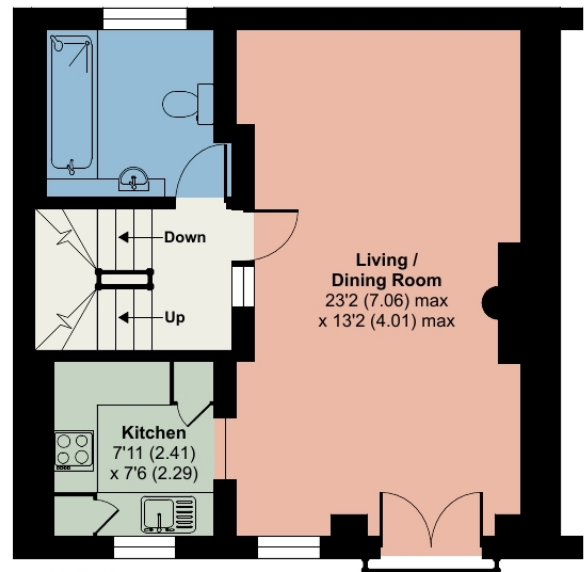
SECOND FLOOR



Denotes restricted head height



GROUND FLOOR



FIRST 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 26/04/2024.