

## Arnside

£575,000

Sandalwood, New Barns Road, Arnside, LA5 0BG

Perched in an elevated position within the peaceful village of Arnside, Sandalwood offers an exceptional renovation opportunity. Surrounded by scenic walking trails and boasting views of the Kent Estuary, this property has the potential to be transformed into a beautiful family home.

### Quick Overview

Three Bedroom Detached Home  
Substantial Plot in an Elevated Position  
Estuary and Countryside Views  
Meticulously Maintained Garden  
Renovation Project  
Array of Nearby Local Walks  
Ample Off Street Parking and Garage  
Located In Arnside and Silverdale National  
Landscapes  
Sought After Village Location  
Ultrafast Broadband Available\*



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E



Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: AR2559



Living Room



Living Room



Living Room



Dining Room

**Location** Sandalwood is located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk down to the promenade and pier hosting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club that hosts regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside is positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

**Property Overview** Sandalwood awaits your creative touch, offering an unparalleled opportunity for refurbishment. Step into the welcoming entrance hall, where the potential of this spacious home immediately reveals itself.

Continue into the living room, the heart of the home, where a large window bathes the space in natural light. This bright, airy room is the perfect spot to relax and take in the distant views of the Kent Estuary. Complete with traditional wood-paneled walls, a focal fireplace, and garden access, it exudes warmth and charm.

Adjacent to the living room is the kitchen, featuring a functional range of wood base and wall units, it is now ready for modern updates and transformation to suit your style.

The generous dining room, with a large bay window overlooking the front elevation, provides plenty of space for entertaining and furniture. Its wood-paneled walls add a cosy, timeless feel.

Flowing from the dining room is a versatile additional reception/garden room, formerly used as additional accommodation for relatives, with its own private entrance and direct garden access, this room holds great potential. Currently powered by electric heating, it operates on a separate septic tank from the main house.

Down the hallway, the property offers three well-proportioned double bedrooms. The primary bedroom features a striking bay window with views over the front elevation, while bedrooms two and three enjoy scenic vistas of the wrap-around gardens and the Kent Estuary.

The bathroom, located opposite the bedrooms, features a bath with overhead electric shower, vanity sink, toilet, and bidet, with tiled walls and a carpeted floor.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Finally, the cellar, accessible from the entrance hall and housing the boiler, offers excellent additional storage space, rounding out the home's potential.

**Outside & Parking** Externally, this property is set on an expansive, tranquil plot, surrounded by beautifully manicured gardens that wrap around the home. Perfect for garden enthusiasts, the grounds are adorned with mature shrubs, trees, and a vibrant array of flower borders, thoughtfully designed across different levels. A charming patio area provides a serene space to enjoy the outdoors, with pathways leading through the various sections, all while offering picturesque elevated views.

A long driveway leads to the home, providing ample off-street parking, and a detached garage sits conveniently at the bottom of the drive.

**Directions** Proceed along the promenade turning up the hill by the Albion. Turn right onto Redhills Road and follow this round and go down the single car width road, continue on and you will find Sandalwood situated on your left hand side.

**What3Words** ///waxer.protester.resting

**Accommodation with approximate dimensions**

**Entrance Hall** 7' 7" x 10' 10" (2.31m x 3.3m)

**Living Room** 13' 9" x 22' 5" (4.19m x 6.83m)

**Kitchen** 13' 9" x 9' 2" (4.19m x 2.79m)

**Dining Room** 16' 6" x 13' 2" (5.03m x 4.01m)

**Reception/Garden Room** 13' 9" x 11' 6" (4.19m x 3.51m)

**Bedroom One** 15' 1" x 17' 2" (4.6m x 5.23m)

**Bedroom Two** 11' 10" x 13' (3.61m x 3.96m)

**Bedroom Three** 13' 8" x 13' (4.17m x 3.96m)

**Cellar** 13' 9" x 8' 10" (4.19m x 2.69m)

**Storage** 6' 7" x 11' 6" (2.01m x 3.51m)

### Property Information

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

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

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

**Tenure** Freehold



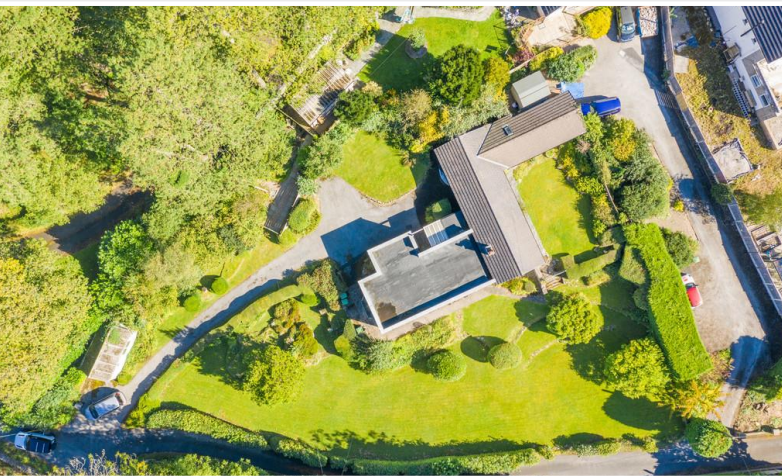
Garden Room



Garden



Drone Views



Ariel View



Ordnance Survey 00781527

**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.

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# Meet the Team

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Total area: approx. 186.4 sq. metres (2006.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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