



## Carnforth

£350,000

10 Arkholme Close, Carnforth, LA5 9XF

Welcome to 10 Arkholme Close, a charming detached bungalow perfectly positioned beside the tranquil Lancaster Canal, tucked away at the end of a peaceful cul-de-sac in the heart of Carnforth. Bursting with potential, this home offers a rare blend of space, views, and convenience. Whether you're looking to downsize, grow a family, or create a stylish modern retreat, this property invites you to make it your own. With its generous garden, serene canal outlook and excellent transport links, it's a home that truly delivers the best of both comfort and location.

### Quick Overview

- Detached Bungalow
- Three Well-proportioned Bedrooms
- Inviting Conservatory
- Situated Beside The Canal
- Large Garden Space
- No Onward Chain
- Quiet Cul-De-Sac Location
- Close to Local Amenities
- Off Road Parking
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: C2599



Entrance Hall



Living Room



Living Room



Kitchen/Diner

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Step through the front door into a spacious porch, ideal for kicking off muddy boots after a relaxing canal-side stroll. Continue inside and you're welcomed into the bright kitchen, fitted with wall and base units, a four-ring gas hob, oven and stainless-steel sink, all complemented by ample worktop space. The adjoining dining area is a warm and sociable hub for family meals, while direct access into the conservatory makes this layout perfect for everyday living and entertaining.

At the front of the home, the inviting living room offers a cosy focal point with its attractive fireplace and a large picture window that floods the room with natural light. It's an ideal spot to unwind, watch the world go by, or gather with loved ones.

To the rear, the main bedroom is a generous double featuring built-in storage and wide sliding patio doors opening directly onto the garden decking - perfect for morning coffee outdoors. Bedroom two is also a spacious double, currently used as a second reception room, with sliding doors and a window into the conservatory. Bedroom three is a comfortable single, also looking into the conservatory, ideal as a guest room, nursery or home office. The contemporary bathroom is fitted with a walk-in shower, vanity sink and WC.

A standout feature of this home is the conservatory, a peaceful, sun-lit space to enjoy panoramic views of the garden and the canal throughout every season. The single garage, accessible from the porch or externally, benefits from power, lighting, fitted units and space for a washer/dryer, offering excellent storage and utility options.

Outside, the expansive rear garden is a true highlight, with lawned areas, patio and decking providing multiple spots for relaxation, alfresco dining or play. There's ample room for families, gardening enthusiasts or pets to roam happily. A neat front garden and off-road parking complete the appealing exterior.



Kitchen



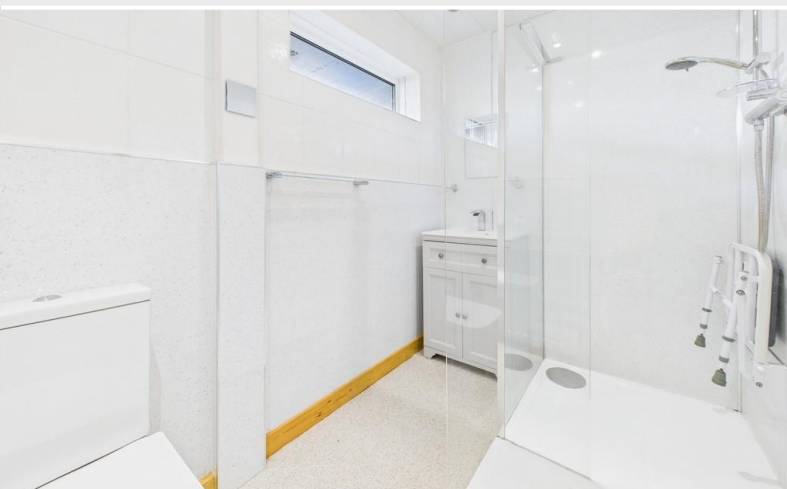
Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Conservatory

Carnforth is a vibrant market town located just north of Lancaster, offering an ideal mix of rural charm and modern convenience. The town boasts excellent transport links, including direct train services and easy access to the M6. Residents enjoy a strong sense of community, with a range of local shops, cafés, pubs, and supermarkets, along with nearby countryside and coastal walks. Carnforth also has local primary schools and a highly regarded high school.

#### Accommodation (with approximate dimensions)

Entrance Porch 8' 5" x 7' 0" (2.57m x 2.13m)

Kitchen 9' 9" x 9' 6" (2.97m x 2.9m)

Living Room 14' 7" x 15' 5" (4.44m x 4.7m)

Bedroom One 13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom Two 9' 9" x 12' 6" (2.97m x 3.81m)

Bedroom Three 8' 5" x 9' 9" (2.57m x 2.97m)

Bathroom 8' 8" x 5' 5" (2.64m x 1.65m)

Conservatory 17' 0" x 9' 2" (5.18m x 2.79m)

Garage 16' 8" x 10' 7" (5.08m x 3.23m)

Dining Area 17' 5" x 9' 10" (5.31m x 3m)

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council.

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

Directions From the Hackney & Leigh office in Carnforth, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead, taking the first left turning onto North Road. Proceed along the road, taking a right hand turning onto Redmayne Drive, take the second right turn. The property is situated on the right hand side toward the bottom of the road and can be located by our For Sale Sign.

What3Words [///staring.sprinter.clots](https://www.what3words.com/staring.sprinter.clots)

Viewings Strictly by appointment with Hackney & Leigh.



Conservatory



Garden



Garden



OS Map

## Meet the Team

### Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

[laurahizzard@hackney-leigh.co.uk](mailto:laurahizzard@hackney-leigh.co.uk)



### Imogen Milliard

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Beth Woods

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



Approximate total area<sup>(1)</sup>

117.8 m<sup>2</sup>

1270 ft<sup>2</sup>

Balconies and terraces

16 m<sup>2</sup>

172 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 24/11/2025.