

THE OLD VICARAGE

£2,150,000

83 Silverdale Road, Arnside, LA5 0DZ

An absolute gem - in a private and secluded setting at the head of a private drive, an impressive and handsome Victorian vicarage exquisitely upgraded and immaculately presented, set within beautiful gardens and grounds.

Dating back to 1865 and not seen on the open market since the 1970s, the accommodation is spacious, characterful and elegant with five bedrooms, three bath/shower rooms, drawing room, sitting room open to dining room, living/dining kitchen, utility/laundry room, entrance hall and cellars. A gated driveway, detached ancillary building currently used for car storage with utility room, offering potential to convert (subject to consent) and an additional three car garage with gardener's WC. Established and well-manicured wrap around gardens with orchard. In all, 1.68 ac. (0.68 ha). Available separately is a paddock c. 2.17 ac (0.88 ha), part of which has development potential.

One not to miss - a wonderful opportunity to embrace this peaceful sanctuary, whilst retaining a popular coastal village, yet eminently accessible setting.





Welcome to **THE OLD VICARAGE**

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Arnside is on the local tourist trail and for good reason. A former fishing port which enjoys stunning views across the estuary where the River Kent meets Morecambe Bay, Arnside is a popular and scenic village within the **Arnside and Silverdale Area of Outstanding Natural Beauty**.

Local amenities are within the village - doctors' and dentists' surgeries, a primary school, post office, a selection of shops, mainly along the picturesque prom, as well as cafés, two good pubs and a well-renowned fish and chip shop (people travel far and wide!). There's an active local community with tennis and bowling clubs, churches and a village hall where there's plenty going on. The outdoor type? If you walk, run or cycle there are plenty of routes straight from the door. The Promenade offers a beautifully scenic place to walk with panoramic views across the estuary towards Grange-over-Sands and the Lakeland Fells. Arnside Knott provides a striking village backdrop and if you are a bird and wildlife lover, there are nature reserves at Gait Barrows and RSPB Reserve at Leighton Moss.

Casting the net further afield brings in neighbouring **Silverdale** (3 miles), a popular village with a primary school, churches, a range of local shops including a family butcher, a chemist, post office, doctors' surgery, golf course as well as the bustling market town of **Milnthorpe** (3.9 miles) where there is a good range of amenities, a weekly Friday market, bank and Booths supermarket. In the opposite direction there's **Camforth** (9.3 miles) where you'll find Tesco, Aldi and Booths supermarkets as well as many independent retailers.

The market of **Kendal** (11.9 miles) and the Georgian City of **Lancaster** (16.1 miles) offer a more comprehensive selection of facilities with Lancaster home to Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

There's easy access to acres and acres of beautiful countryside with the nearby **Lake District and Yorkshire Dales National Parks** as well as the undulating hills of the **Lune Valley** and its charming market town of Kirkby Lonsdale (13.5 miles) known for its independent shops and plentiful and varied pubs and restaurants.

An accessible location for travelling A-B

By car - J35 of the M6 is 9.2 miles distant.

By train - Arnside has a railway station on the Northern Line, which runs from Barrow-in-Furness to Lancaster with services to Manchester Airport. The line is carried across the estuary by a viaduct (built originally in 1857 and rebuilt in 1915). Also on this line is the historic station of Camforth. Lancaster is on the West Coast line with trains to Euston in approximately 2 hours, 35 mins.

By air - airports at Leeds Bradford (64 miles), Manchester (76 miles) and Liverpool (81.6 miles)

To find the property from Milnthorpe on the A6, head west along the B5282/Park Road. After approximately 3.5 miles turn left at the 'T' junction onto Black Dyke Road, signposted Silverdale. After approximately 0.4 miles turn right onto Briery Bank and at the 'T' junction turn left on Silverdale Road. The Old Vicarage can be found on the left handside at the head of a private drive, just after the right turning onto Queens Drive on the right.

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Impressive and of great stature yet incredibly welcoming and inviting

Located in the heart of this popular coastal village and surrounded by splendid gardens and grounds, The Old Vicarage stands at the head of a private, gated drive offering privacy and seclusion.

Built in 1865 and not seen on the open market since the 1970s, the property has been refurbished and painstakingly maintained since the current owners' purchase in 2001 to create a charming and beautiful home for the 21st century.

A genuine labour of love for the owners over the years, it's hard not to be impressed by the original period features, traditional layout, high ceilings, good proportions, light rooms and stunning interiors.

Bursting with Victorian character, features include an attractive decorative tiled floor in the hall, harlequin tiled floors in the porch, kitchen, rear hall and cloakroom, picture rails, decorative cornice, ceiling roses, deep skirtings, decorative architraves, panelled doors, marble or stone fireplaces in the reception rooms with cast iron in two of the bedroom, a wooden fireplace with tiled slip in bedroom 2 and a striking oak staircase with painted panelling and etched glazed window.

A detached ancillary building, added in 2017 and constructed to a very high specification, now offers potential to convert; the detached garage also has scope to create accommodation above. Any changes will be subject to the relevant consents.

Set in a plot c. 1.68 acres (0.68 hectares) this is an opportunity for the next custodians to enjoy and delight in owning this desirable property.

Let us take you on a tour.....

A **verandah style porch** leads into the a **vestibule** and **entrance hall** with a two piece **cloakroom** with attractive console wash basin.

The dual aspect **drawing room** has a splendid bay window. The **sitting room** also has a bay window as well as a glazed door leading out to the gardens and is open to the **dining room**.

An inner **hall** with external access leads into the welcoming **living/dining room** which is open to the **kitchen**. A sociable space, there are French windows leading out to the garden in the living/dining area; the kitchen is comprehensively fitted with base and wall units having granite worktops and upstands, a four oven black Aga with warming plate, twin sink units and integral refrigerator and dishwasher.

Backing up the kitchen off the rear hall is a large **utility/laundry room** added in 2002 with fitted units, an island unit, electric oven and hob and space for a dishwasher, washing machine and tumble drier.

The **cellar rooms** are accessed from the inner hall with stone steps leading down to two rooms and a vaulted wine cellar.

The staircase leads to a half landing and access to double **bedroom 4**. Off the main landing is a generous **principal bedroom** with bay window and an **en suite four piece bathroom**. There are **three further doubles**, two with splendid views across rooftops to the Lakeland Fells and a house shower room.

Outside space

A gated entrance leads to a sweeping drive and a large parking and turning area.

To the east of the house and offering potential to convert to ancillary accommodation, a gym, cinema room or home office stands a **large building** with verandah and a flagged approach, currently used to store cars. Built to a very high specification, there are bi-folding doors, underfloor heating, polished stone floor and utility room.

To the south, there is a **detached three car garage** with electric up and over doors, gardener's WC, utility area, verandah and log store. There is potential to create ancillary accommodation in the loft space above; architect's plans have been drawn to show a two bedroom/two bathroom annexe, however the plans have not been submitted therefore any proposal is subject to the relevant consents.

Gardens

Established and manicured gardens wrap around the house and provide extensive lawns, well-stocked borders and specimen trees, various seating areas, a pond and **vegetable garden**. There is also an **orchard, c 0.22 acres (0.09 hectares)**.

Land (Available separately and highlighted blue on the plan)

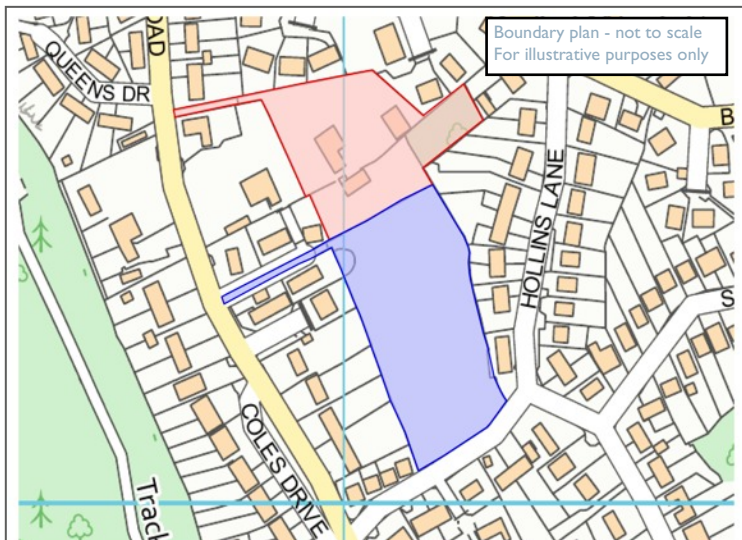
Situated to the south is a **paddock c. 2.17 acres (0.88 hectares)** with two separate access points from the highway. The land is currently let. The views from the paddock are far reaching across the estuary towards the Lakeland Fells. Part of the land has been included in the Arnsdale & Silverdale (AONB) Development Plan for approx. 6 dwellings. Further information is available from the selling agent.



Services and specifications

- Mains electricity, gas and water
- Drainage pumped to the mains from a holding tank
- Gas central heating with open fires in the receptions room. The fireplaces on the first floor are ornamental
- Water heated by a gas water tower in the attic
- Broadband connected
- Satellite TV connected and equipment will be included
- Roof replaced in 2001 with Westmorland green slate
- Single glazed windows set in wood frames
- Six panel doors to the ground floor with four panel doors to the first
- Electrically operated gates with intercom system
- Security system with CCTV
- Three external water taps





The finer details

Council Tax

The Old Vicarage is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council.

W: www.westmorlandandfurness.gov.uk

Please note

- All carpets, curtains, blinds, curtain poles, light fittings (except the chandeliers) and integral white goods are included in the sale.
- Chandeliers, wine cooler, oak wardrobe specifically made for the principal bedroom, drawing and sitting room furniture and wooden antique furniture may be available by separate negotiation.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 309.7 sq m / 3333 sq ft

Cellar = 68.3 sq m / 735 sq ft

Outbuilding = 190.7 sq m / 2053 sq ft

Total = 568.7 sq m / 6121 sq ft

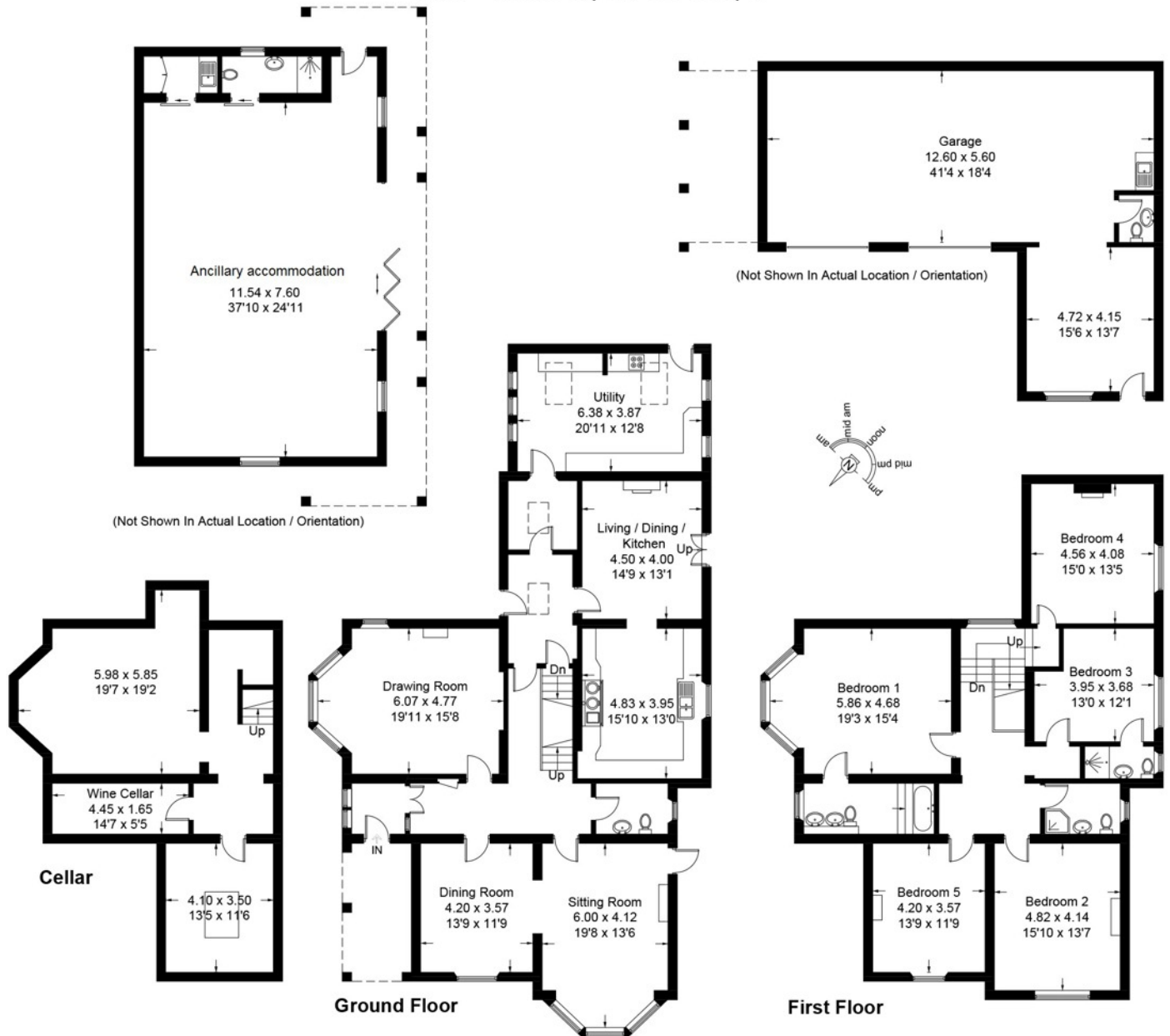
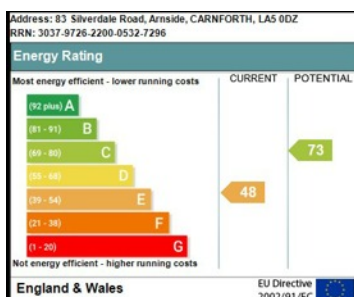


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID976927)



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