



Arnside

Offers over £400,000

8 Hollins Lane, Arnside, Cumbria, LA5 0EG

A delightful elevated three-bedroom semi-detached home in the sought-after village of Arnside. This charming property boasts bright and spacious open-plan kitchen, dining and living areas and an enclosed rear garden with mature fruit trees. Enjoy glimpses of the estuary from the first and third bedrooms, along with open field views to the rear.

Further benefits include a garage, off-road parking, and excellent transport links via nearby bus, rail and the M6. Ideally situated close to local amenities, this is a wonderful opportunity to secure a home in a desirable location. The property also benefits from approved planning permission for a single story wrap around extension.

Quick Overview

Elevated Three Bedroom Semi-Detached Home
Garage and Off Road Parking
Open Plan Kitchen, Dining and Living Spaces
Enclosed Rear Garden with Fruit Trees
Approved Planning for a Single Story Wrap Around Extension
Glimpses of the Estuary from Bedrooms One and Three
Close to Local Amenities
Nearby Bus, Rail and M6 Links
Open Field Views to the Rear
Ultrafast* Broadband Available



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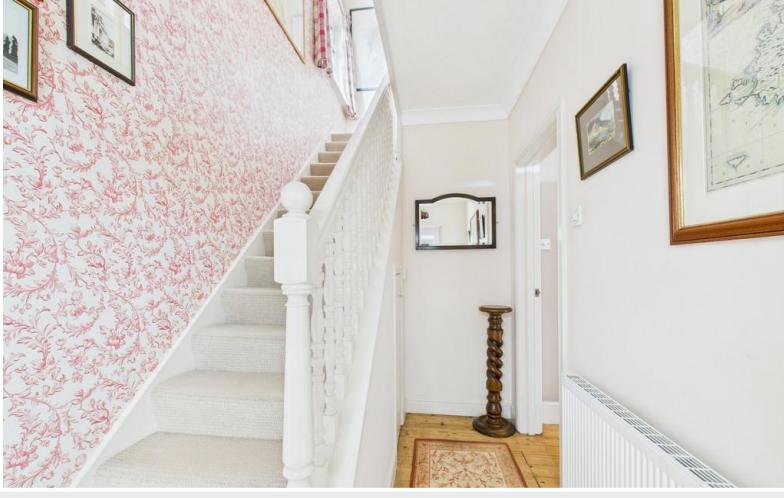
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Ultrafast*
Broadband



Garage & Off
Road Parking



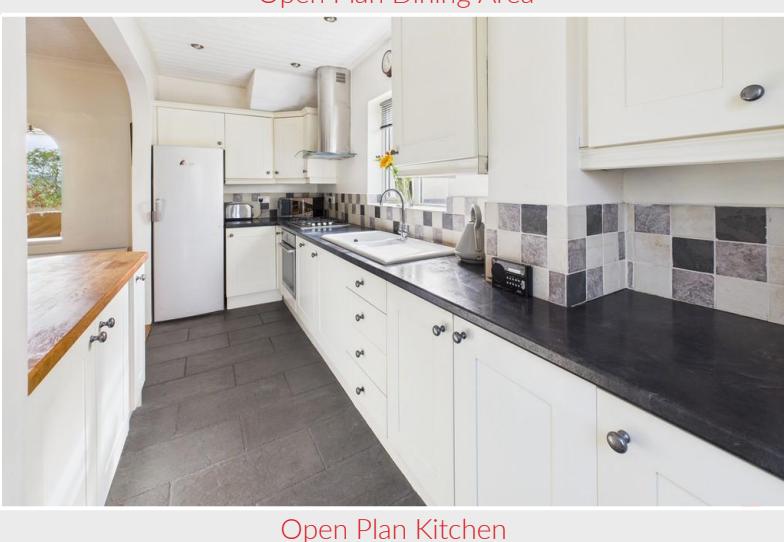
Entrance Hallway



Living Room



Open Plan Dining Area



Open Plan Kitchen

Enter 8 Hollins Lane through the entrance porch and into a welcoming hallway, where stairs rise to the upper floors and an understairs cupboard provides useful storage.

To the right lies the open-plan living, dining and kitchen space with stripped wooden flooring throughout and a sun room at the rear. The living area features a charming bay window with elevated views across the estuary and fells beyond, and a striking wood-burning stove set on a stone hearth with red brick back within an inglenook fireplace. An archway leads into the dining area, which benefits from a storage cupboard within the fireplace recess and a decorative cast-iron fireplace.

The kitchen is fitted with wall and base units with worktops over, a breakfast bar, one-and-a-half ceramic sink with drainer, Bosch electric oven, four-ring gas hob with extractor, tiled splashbacks, and space for an upright fridge-freezer. A door provides access to the rear garden. From the dining area, double doors open into the conservatory, which also leads directly outside.

On the first floor, the main bedroom overlooks the front with glimpses of the Kent Estuary, while the second bedroom enjoys views over open fields and includes a storage cupboard. The family bathroom is fitted with a four-piece suite comprising bath, pedestal wash basin, WC, and shower enclosure, complemented by wall tiling and a ladder-style towel radiator.

A further staircase leads to the second floor, where bedroom three enjoys a Velux window framing estuary views, eaves storage, and note should be made of restricted head height.

Externally, the property offers ample off-road parking to the front for several vehicles, along with a garage. Side access leads to a patio with wood store, while the rear garden is tiered and mainly laid to lawn, bordered by mature hedgerows, trees, and shrubs. The garden also features apple trees and a raised seating area, ideal for outdoor enjoyment.

Accommodation (with approximate dimensions)

Kitchen 15' 2" x 5' 10" (4.62m x 1.78m)

Dining Area 11' 4" x 11' 8" (3.45m x 3.56m)

Living Room 12' 6" x 11' 8" (3.81m x 3.56m)

Conservatory 8' 1" x 8' 1" (2.46m x 2.46m)

Garage 12' 6" x 8' 3" (3.81m x 2.51m)

Bedroom One 12' 8" x 11' 8" (3.86m x 3.56m)

Bedroom Two 11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Three 11' 2" x 16' 5" (3.4m x 5m)

Bathroom 5' 11" x 8' 10" (1.8m x 2.69m)



View from Bedroom Three



Rear Garden



Landing



Bedroom One



Bedroom Two



Bedroom Three

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland and Furness Council.

Services Mains gas, electricity, water and drainage. Ultrafast* broadband available.

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 Arnside office, proceed along Black Dyke Road, taking the first right turning onto Briery Bank. Towards the top of the hill bear left onto Hollins Lane. Number 8 can be found part way along on the right.

What3Words //aviation.moth.sparkles

Viewings Strictly by appointment with Hackney & Leigh.

Approved Planning Permission 8 Hollins Lane has an approved Planning Application for a single storey wrap around extension which can be found using the below link or searching ref - 2025/1211/HOU on the Westmorland and Furness Council Planning Portal.

<https://planningregister.westmorlandandfurness.gov.uk/Planning/Display/2025/1211/HOU#undefined>

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Rear Garden



Fields Behind Hollins Lane



Rear Garden and Elevation



8 Hollins Lane

Request a Viewing Online or Call 01524 761806

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.

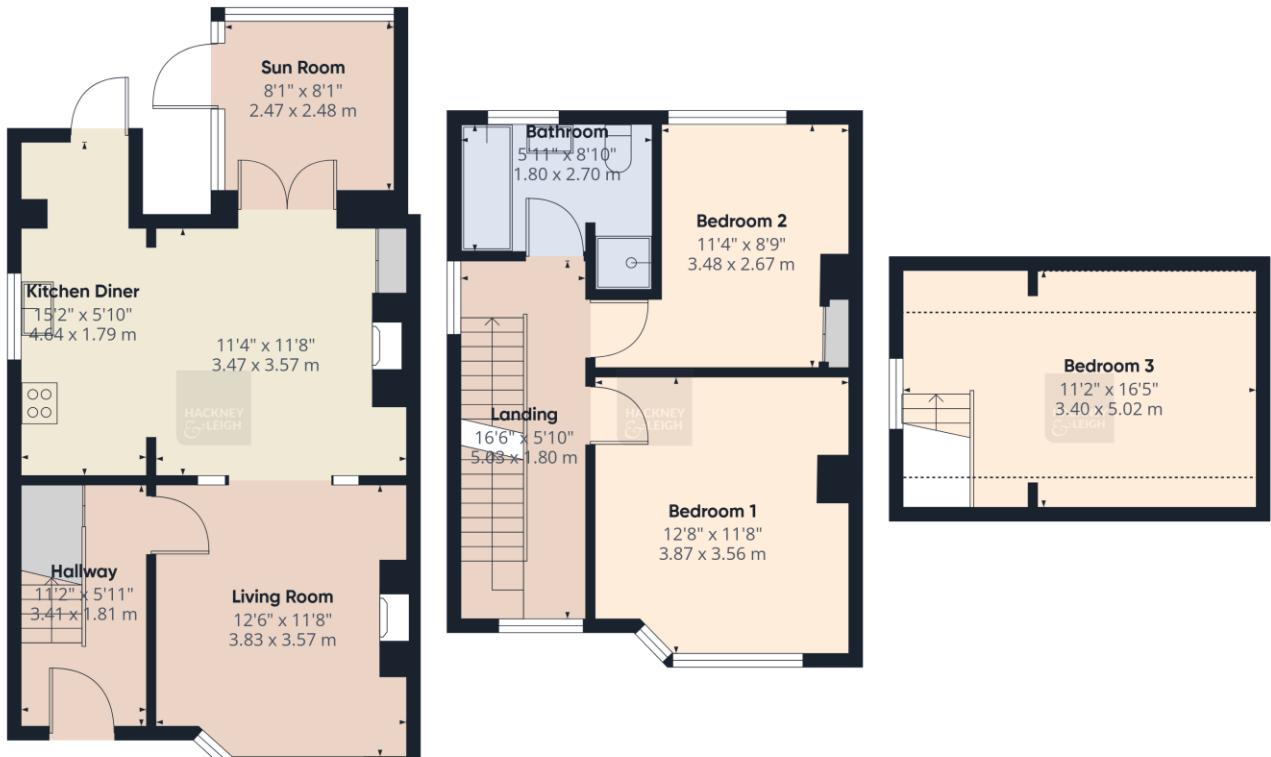


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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Approximate total area⁽¹⁾1029 ft²95.7 m²

Reduced headroom

51 ft²4.7 m²⁽¹⁾ Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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