



## Arnside

£350,000

Benbecula, High Knott Road, Arnside, Cumbria, LA5 0AW

Welcome to Benbecula, a bright and deceptively spacious 2-bedroom unique home in one of Arnside's most desirable postcodes. With a private garden and dedicated parking, it offers a peaceful escape.

Enjoy the charm of a coastal village, ideal for relaxing strolls. Your serene retreat awaits!

### Quick Overview

- Two Bedroom Character Property
- No Onward Chain
- Rear Garden
- Allocated Parking
- Generous Living Spaces
- Array of Walks from your Doorstep
- Nearby Bus, Rail and M6 Links
- Well Presented Throughout
- Sought After Location
- Ultrafast\* Broadband Available



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Ultrafast\*  
Broadband



Allocated Parking

Property Reference: AR2650



Kitchen Diner



Living Room



Bedroom One



Bedroom Two

At the rear, you'll find a well-appointed utility room, which not only houses the Valliant boiler but also provides access to rear enclosed yard which is used for bin storage. This functional space features a worktop, stainless steel sink and drainer, and ample room for a washing machine and an upright fridge freezer, making it a practical hub for household tasks.

Ascend the staircase, with a beautiful stained glass window, to the first floor where a spacious landing awaits. To the left, the kitchen diner boasts a range of wall and base units, complemented by tiled splashbacks and a sleek worksurface. Equipped with a four-ring gas hob, Bosch extractor hood, double Bosch oven, and a sink and drainer, this space is perfect for culinary enthusiasts. A window overlooking the rear garden adds a touch of tranquillity.

The living room, bathed in natural light from multiple Velux windows, offers a stylish retreat with a focal gas fire and built-in bookcases. A patio door leads out to the garden, creating a seamless indoor-outdoor flow.

Benbecula features two double bedrooms, both with ample storage and Velux windows. The modern bathroom includes a walk-in shower, vanity unit with a toilet and hand wash basin, and additional storage.

The rear garden is a private oasis, with flagged steps leading to a well-screened lawn, a garden shed, and retaining walls perfect for potted plants and flowers. Completing the property is an allocated parking space across the other side of High Knott Road.

#### Accommodation (with approximate dimensions)

**Kitchen Diner** 12' 9" x 11' 6" (3.89m x 3.51m)

**Living Room** 18' 10" x 18' 6" (5.74m x 5.64m)

**Bedroom One** 17' 4" x 10' 7" (5.28m x 3.23m)

**Bedroom Two** 12' 9" x 8' 2" (3.89m x 2.49m)

**Bathroom**

**Utility Room** 11' 8" x 8' 9" (3.56m x 2.67m)

## Property Information

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 22nd February 2000. A copy of the lease is available for inspection at the office. Ground rent of £1 per annum (if demanded) and Insurance Rent percentage of 25% per annum for building insurance payable.

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

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

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

**Directions** From the Hackney & Leigh Arnside Office, proceed along the Promenade turning left after the Albion Public House and continue up Silverdale Road. Turn right onto Redhills Road and then take the first left up High Knott Road. Follow the road round to the left at the top and Benbecula can be found on the right, part way along.

**What3Words** ///objective.victory.comically

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

**Anti-Money Laundering Regulations** 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Rear Garden and Rear Elevation



Rear Patio



Elevated Views from the Rear Garden

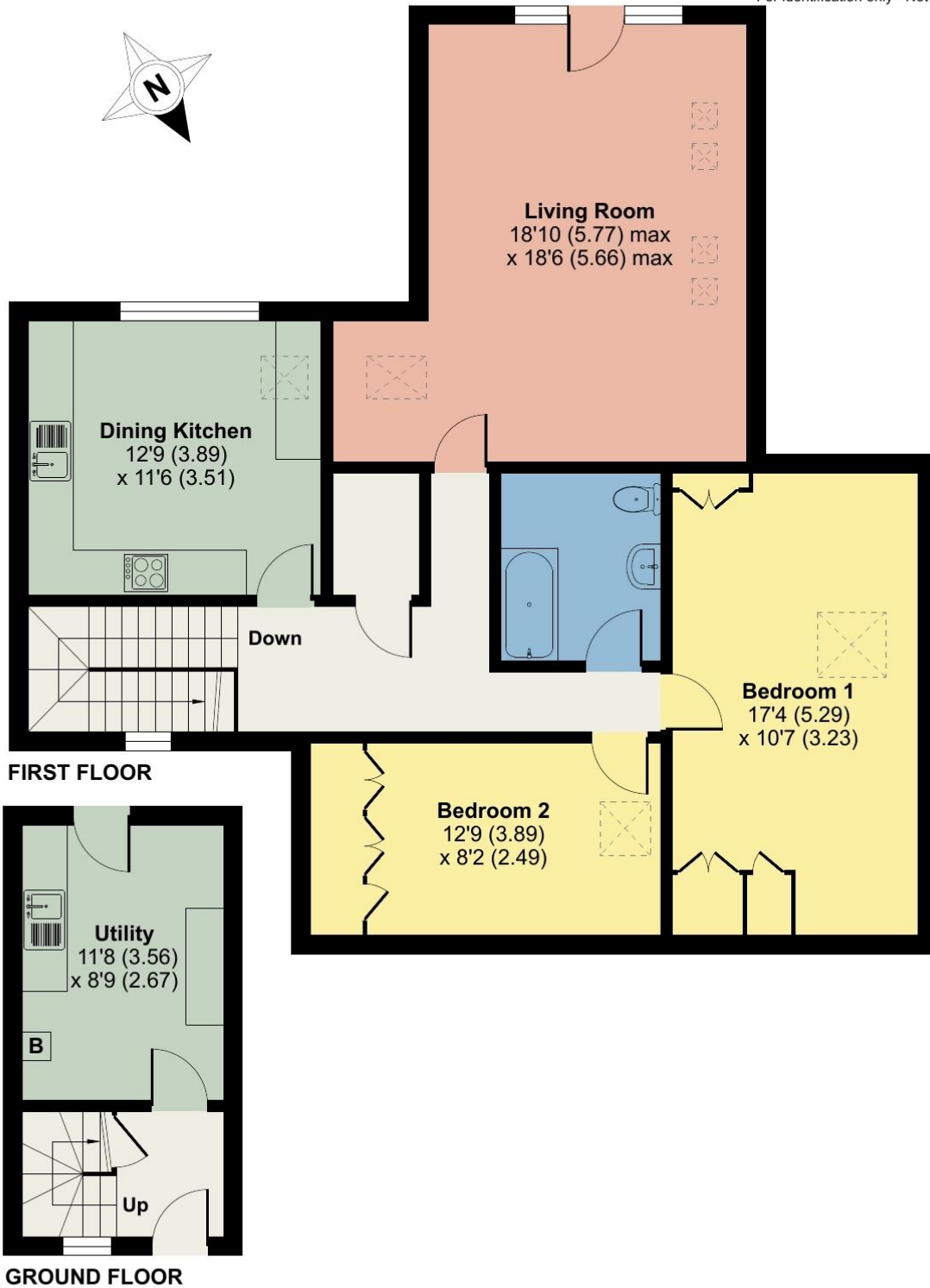


Rear Garden

# High Knott Road, Arnside, Arnside, LA5

Approximate Area = 1211 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hackney & Leigh. REF: 1319649

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