



Arnside

£325,000

1 Rock Terrace, Arnside, Cumbria, LA5 0DE

Situated in the village of Arnside, this two-bedroom cottage offers attractive views across the Kent Estuary and the surrounding hills.

The property provides well-balanced accommodation, including a separate living and dining room, a fitted kitchen, and a useful utility room. In addition to the two bedrooms, there is a loft room offering flexible space suitable for a home office or occasional use, along with a cellar providing further storage. Overall, the cottage presents a practical and appealing home in a desirable setting.

Quick Overview

- Two Bedroom Character Cottage
- Views of the Kent Estuary and Cumbrian Fells
- Patio Garden
- Popular Central Village Location
- Coastal Walks On Your Doorstep
- Close to Local Amenities
- Excellent Transport Links
- Ultrafast Broadband Available*



2



1



2



TBC



Ultrafast*
Broadband

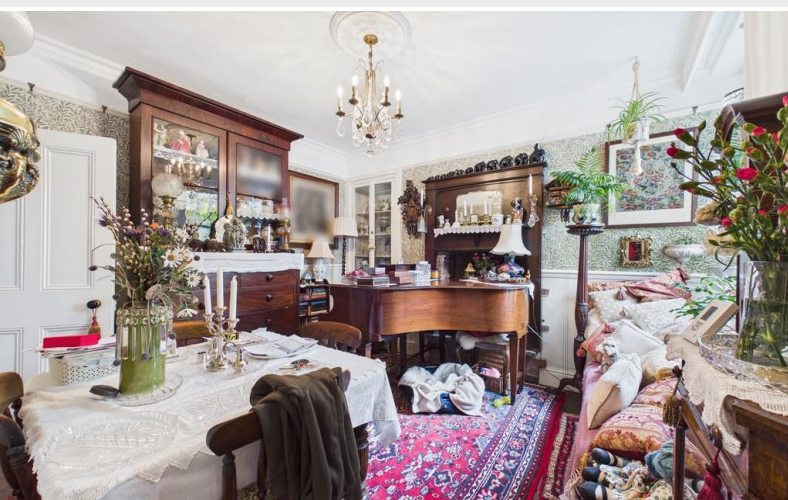


On Street Parking

Property Reference: AR2691



Living Room



Dining Room



Kitchen



Bathroom

Enter into 1 Rock Terrace through the front door into a useful entrance porch, ideal for coats and shoes, with an inner door opening into a welcoming entrance hallway that sets the tone for the character found throughout the home.

Positioned to the left, the living room is a beautifully presented space, rich in period charm. It features decorative coving, a ceiling rose, and a curtain pelmet, along with an attractive original-style cast iron open fireplace with mantel forming a central focal point. Stripped wooden flooring adds warmth and character, while the front-facing aspect allows for plenty of natural light.

Continuing along the hallway, the dining room enjoys views overlooking the patio garden, making it an ideal setting for both everyday dining and entertaining. This room also benefits from coving, a ceiling rose, original built in dresser and a log burner and a herringbone brick featured fireplace, maintaining the property's cohesive period style.

To the rear, the kitchen is well-appointed with a range of wall, base, and display units, complemented by work surfaces over. There is a freestanding oven with grill and four-ring hob, an extractor hood above, and a ceramic one-and-a-half bowl sink with drainer. Space is provided for an upright fridge freezer, and a glazed door leads directly out to the rear patio garden, creating a practical indoor-outdoor flow. From the kitchen, a wooden staircase descends to a spacious cellar with window providing natural light and offers excellent additional storage and utility space.

To the first floor, the landing leads to a well-proportioned family bathroom, fitted with a stylish four-piece suite comprising a shower enclosure, freestanding roll-top bath, traditional high cistern WC, pedestal wash hand basin, and a useful storage cupboard.

Bedroom two is located to the rear of the property and is a comfortable double room, featuring a sash window with a pleasant outlook over the patio garden. To the front, bedroom one is a particularly spacious and elegant double room, enhanced by decorative coving and a ceiling rose. A sash window provides stunning elevated views across the Kent Estuary and towards the Cumbrian Fells, creating a truly special feature. This room also benefits from an additional built-in storage cupboard.

A further staircase leads to the loft room, which, although having restricted head height, offers a versatile additional space. It features dual-aspect Velux windows allowing for plenty of natural light and far reaching Kent Estuary and Cumbria Fell views, a wood-panelled ceiling, fitted base units with worktop, useful eaves storage, and a balustrade, making it suitable for a variety of uses such as a hobby room or occasional workspace.

Externally, the rear patio garden has ample room for potted plants, flowers, and small trees, creating a lush and inviting environment. An outhouse provides valuable additional storage and utility space, and a rear gate offers convenient access beyond the garden.

Accommodation (with approximate dimensions)

- Living Room 13' 8" x 10' 4" (4.17m x 3.15m)
- Dining Room 12' 3" x 11' 5" (3.73m x 3.48m)
- Kitchen 8' 8" x 8' 10" (2.64m x 2.69m)
- Outhouse / Utility Room 10' 3" x 12' 6" (3.12m x 3.81m)
- Cellar 9' 10" x 14' 0" (3m x 4.27m)
- Bedroom One 10' 3" x 14' 3" (3.12m x 4.34m)
- Bedroom Two 12' 6" x 9' 1" (3.81m x 2.77m)
- Loft Room 14' 0" x 11' 8" (4.27m x 3.56m)
- Bathroom 6' 2" x 9' 0" (1.88m x 2.74m)

Property Information

Tenure Freehold (Vacant possession upon completion). There is a right of access at the rear of the properties on Rock Terrace, please ask the office for further details.

Services Mains gas, water and electricity. EV charging point to the front of the property. New heritage sash windows throughout and new front and rear external doors soon to be fitted.

Council Tax Band B Westmorland and Furness Council

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

What3Words ///extremely.vibrates.wide

Directions From the Arnside office, turn left and proceed along the Promenade. Continue past Rowlands Pharmacy and then continue up Silverdale Road. Take the first left onto Church Hill and then turn immediately left onto Rock Terrace. The cottage is situated at the end of this lane on the right hand side.

Viewings Strictly by appointment with Hackney & Leigh.

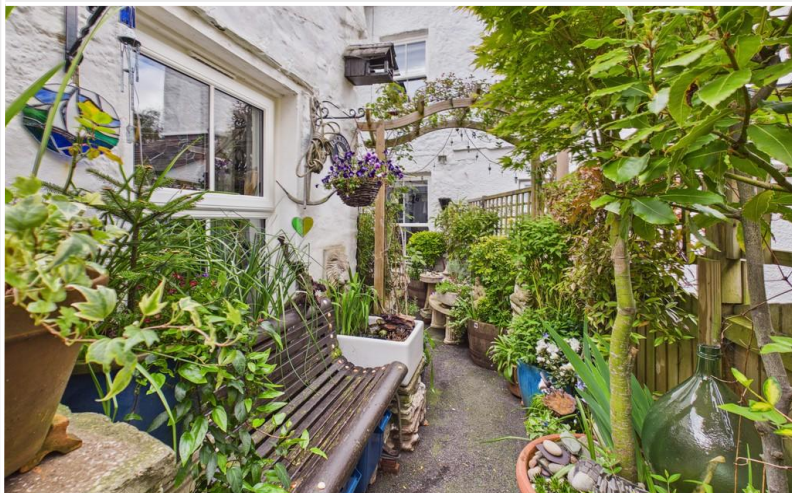
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £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).



Bedroom One



Estuary Views from Bedroom One



Rear Patio Garden



Approximate total area⁽¹⁾

116.1 m²
1250 ft²

Reduced headroom

11.4 m²
123 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

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 01/05/2026.