



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Garthfield - Arnside





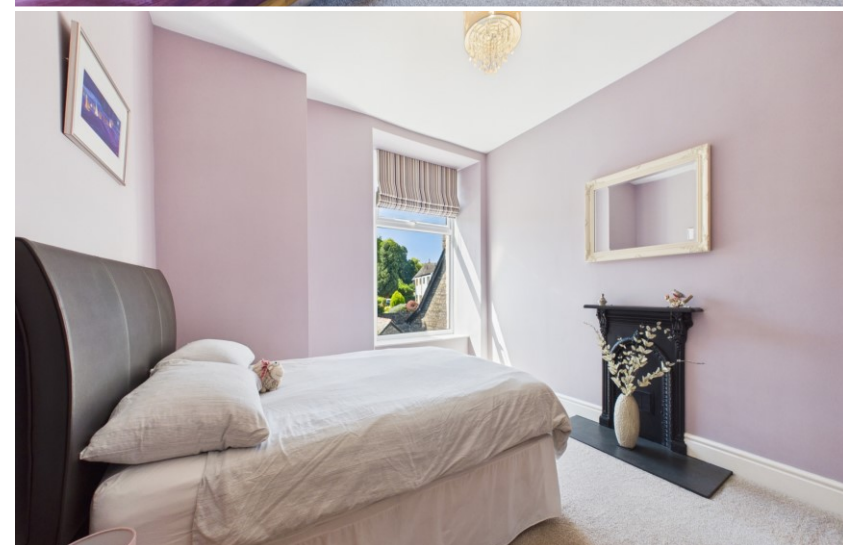
Features

- A beautiful, 5 double bedroom semi detached home
- A sleek and modern kitchen and utility filled with natural light
- Incredible views out over the estuary across to the Lakeland fells
- Laid out over 3 floors with original features throughout
- A larger than average garage and driveway for 4 vehicles with an electric car charging point

Situated in an enviable elevated and peaceful position in Arnside, this impressive five-bedroom home enjoys breathtaking panoramic views across the estuary and towards the Lakeland fells beyond. Arranged over three floors, the property offers spacious and versatile accommodation, complemented by high ceilings, an abundance of natural light, and a wealth of original character features throughout. The ground floor features two elegant reception rooms, each boasting attractive feature fireplaces and enjoying different aspects of the stunning surroundings. There is also a dining room, a contemporary open-plan kitchen with

adjoining utility area, and a convenient ground floor WC. The first floor provides two bedrooms, including a particularly spacious principal bedroom with stylish fitted storage and spectacular views through the three picture windows across the estuary towards the Lakeland fells. A stylish four-piece family bathroom completes this level. On the second floor, there are three further double bedrooms, all benefitting from delightful elevated outlooks and an abundance of natural light. Externally, the beautifully maintained gardens have been thoughtfully landscaped with a variety of mature

trees, shrubs and seasonal planting, creating year-round colour and interest. Several seating areas provide the perfect places to relax and enjoy the tranquil setting and far-reaching views. The property also benefits from a larger-than-average garage with both front and rear access, while the generous driveway provides parking for several vehicles and includes an electric vehicle charging point. Combining character, space, outstanding views and a highly sought-after location, this is a truly exceptional family home in the heart of Arnside.



GROUND FLOOR

Sitting room - A beautifully proportioned front-facing reception room, featuring a charming bay window with a window seat that perfectly frames delightful views over the garden, towards the estuary and the Lakeland fells beyond. The focal point of the room is a welcoming log-burning stove set within a sandstone surround and slate hearth, flanked by two attractive alcoves, one incorporating a useful built-in cupboard. Warm, inviting and full of character, this is a wonderful space in which to relax and enjoy time with family and friends.

Living room - A second delightful reception room, offering a wonderful additional space in which to relax and unwind. A contemporary gas-effect fireplace, elegantly set within the wall, provides an attractive focal point, complemented by original alcoves to either side that add character and charm, both with fitted storage cupboards beneath. A door opens directly onto the rear patio and gardens, creating a seamless connection between the home and its outdoor spaces.

Dining room - Featuring an attractive wood-effect floor that complements the wooden doors, this well-proportioned dining room comfortably accommodates a table for six, making it ideal for both family dining and entertaining. Enjoying pleasant views over the side garden and conveniently situated adjacent to the kitchen, it provides an inviting and sociable setting for meals. A floor-to-ceiling built-in cupboard offers excellent additional storage, while a charming cast-iron fireplace with a slate hearth creates a characterful focal point.

Kitchen/utility - A superb open-plan kitchen, dining and utility space that forms the true heart of the home, perfectly designed for modern family living and entertaining and filled with natural light. The stylish kitchen is fitted with sleek light grey gloss cabinetry, complemented by quartz work surfaces and a range of integrated appliances, including an oven, microwave, induction hob with extractor over, fridge, freezer and dishwasher. The peninsula provides additional storage and informal breakfast bar seating for four, subtly defining the space while maintaining its open and sociable feel. The sink area enjoys lovely views over the side garden towards the church beyond, with natural light flooding into the room. The utility area continues the sleek theme with matching cabinetry, a chunky wooden work surface and discreet space for both a washing machine and tumble dryer. A door opens directly onto the patio and side garden, creating an easy connection between indoor and outdoor living.



WC - Always a welcome addition to any home, the cloakroom is fitted with a WC and hand basin, with a window providing natural light. A playful lime green splashback adds a touch of colour and personality to this practical space.

FIRST FLOOR

Bedroom 1 - A magnificent principal bedroom, generously proportioned and flooded with natural light from three windows that enjoy breathtaking elevated views across the estuary towards the Lakeland fells beyond. Thoughtfully designed, the room also benefits from an extensive range of floor-to-ceiling fitted wardrobes with contemporary plum-coloured sliding doors, providing excellent storage while maintaining a sleek and stylish finish.

Bedroom 2 - A generously proportioned double bedroom featuring an attractive decorative fireplace with a slate hearth, and a large picture window that beautifully frames views of the rear garden.

Bathroom - A bright and spacious four-piece bathroom, beautifully appointed with a classic roll-top bath, a large shower enclosure with a mains-fed shower, WC, and a hand basin set within a stylish vanity unit providing useful storage. The room further benefits from a heated towel rail, tiled flooring, and an attractive feature wood-panelled wall, complemented by contemporary white and grey wall tiling that creates a fresh and elegant finish.

SECOND FLOOR

Bedroom 3 - Currently utilised as a home office, this versatile and well-proportioned double bedroom enjoys enviable elevated views across the estuary towards the stunning Lakeland fells beyond, creating a wonderfully scenic outlook.

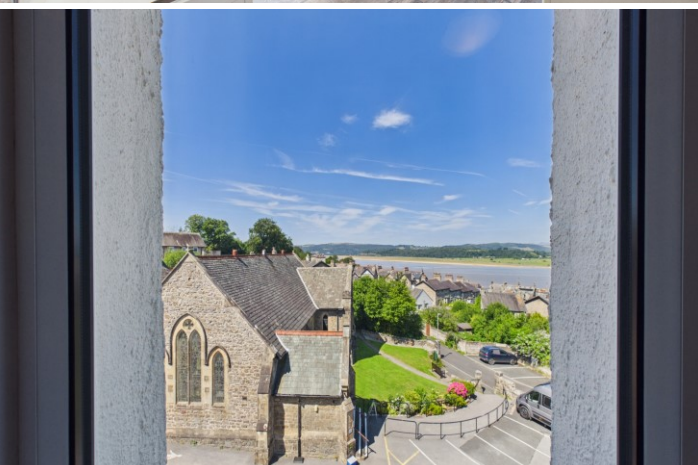
Bedroom 4 - A versatile double bedroom, currently arranged as a home gym, enjoying lovely views towards the church, across the estuary, and onwards to the picturesque Lakeland fells beyond.

Bedroom 5 - This double bedroom enjoys stunning views across the estuary and towards the Lakeland fells.

Garage - A larger-than-average garage featuring a roller door to the front and a rear pedestrian access door leading directly into the garden. Benefitting from light and power, the space is further enhanced by a rear-facing window that allows plenty of natural light, making it ideal not only for parking and storage but also for use as a workshop or hobby space.

Externally

The property is approached via a shared driveway, leading to a private gravelled driveway providing ample parking for several vehicles, complete with an electric vehicle charging point and access to the garage. A pathway leads past thoughtful planting to limestone steps rising to the front entrance, while a seating area positioned outside the bay window offers the perfect spot to relax and take in the far-reaching views. To the rear, the beautifully maintained garden provides a wonderful space for both relaxation and entertaining. A generous patio terrace immediately outside the kitchen is ideal for al fresco dining and social gatherings, while the main garden is laid to lawn and bordered by an attractive collection of mature trees, shrubs and well-manicured planting. Beyond, a secluded shaded area features a further patio space, with an additional gravelled seating area situated alongside charming wildlife ponds. The gardens are enclosed by traditional limestone walls, creating a private and picturesque setting.



Useful Information

Tenure - Freehold.

Council tax band - E (Westmorland and Furness Council).

Property built - 1904.

Heating - Gas central heating.

Drainage - Mains.

New roof to front and side in 2024.

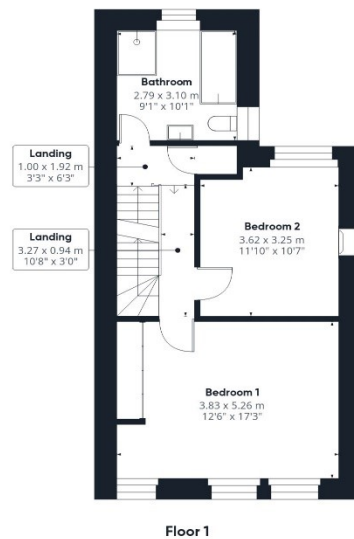
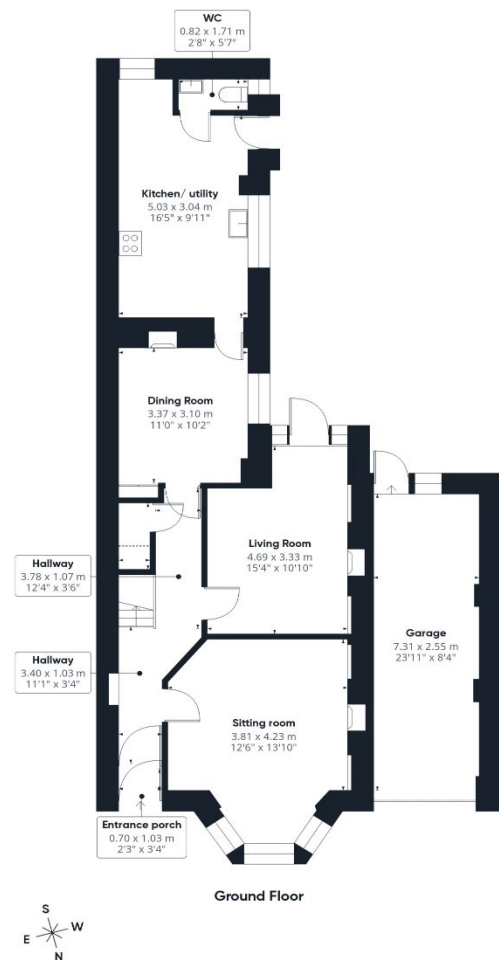
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Approximate total area⁽¹⁾

176.5 m²
1902 ft²

Reduced headroom

0.8 m²
9 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

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