



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apt 2, Tankerfield - Arnside



Apt 2, Tankerfield - Arnside

Leasehold £350,000



Features

- 3 double bedrooms
- Generous living room with stunning views
- Main bedroom with en-suite
- Elevated panoramic views of the Kent estuary and Lakeland fells beyond
- Located close to local amenities and transport links
- Private off road parking for 2 vehicles

A superb first-floor apartment commanding breathtaking views across the Kent Estuary towards the Arnside Viaduct and the Lakeland fells beyond. The property is accessed from the front of the building via an impressive, light-filled entrance hallway, with a private stairway rising to the main accommodation. At the heart of the apartment is a generous dining room, ideal for entertaining, with the well-appointed kitchen conveniently located nearby. The spacious living room enjoys elevated, panoramic views across the estuary to the distant Lakeland fells, creating a truly striking focal point.

There are three bedrooms, with the main bedroom benefitting from an en-suite shower room, along with a spacious family bathroom. Externally, the property enjoys the advantage of two off-road parking spaces located to the rear. Arnside is a highly sought-after village within a designated Area of Outstanding Natural Beauty, boasting a wide range of local amenities. These include the renowned Arnside Chip Shop, two grocery stores (one just a few minutes' walk away), a doctor's surgery, pharmacy, primary school, two public houses and a variety of popular cafés. Excellent

transport links are available, with a railway station providing services to Lancaster, Manchester and Manchester Airport, as well as West Coast connections. There is also a regular bus service, and the M6 motorway is approximately 15 minutes away. The village benefits from a strong and vibrant community, with numerous local groups and societies, playgroups, crown green bowling, tennis courts, a popular sailing club and both football and cricket clubs.



Hallway - The unique main hallway sits centrally and offers access from the dining room to all other rooms in the property.

Living room - A generous light and bright room boasting fantastic elevated views out to the viaduct and estuary beyond. A feature fireplace with a marble surround and cast iron detail adds a characterful focal point with internal windows through to the kitchen and hallway.

Kitchen - A modern and calming kitchen offering an abundance of base and wall units with beautiful wooden work surfaces. Integrated appliances include an oven- induction hob and cooker hood above and a dishwasher. There is space for a tall fridge freezer and a window links through to the living room and allows natural light through.

Dining room - Leading up the stairs from the entrance- you enter this bright space with a high apex ceiling- Velux windows allowing natural light in and wonderful wooden beams dotted around. Two windows allow views out to the rear and there is space here to accommodate a dining table to easily seat 6 for formal meals and entertaining.





Bedroom 1 - A large double bedroom with elevated front facing views out to the estuary and Lakeland Fells beyond.

En-suite - Boasting a shower cubicle with an electric shower and aqua boarding to the walls- W.C and hand basin with floor to ceiling storage cupboards perfect for keeping the space clutter free.

Bedroom 2 - A double bedroom with rear facing views and a feature fireplace alcove.

Bedroom 3 - A double bedroom with views out to the rear of the property.

Bathroom - A sleek and modern bathroom with a bath and overhead mains-fed shower with two separate shower heads- a W.C and a hand basin. Tiled splashbacks are found surrounding the bath and hand basin with a heated towel rail and also a floor to ceiling cupboard for storage.



Externally

There are two off-road parking spaces to the rear of the building.

Useful Information

Property built - 1876.

Council tax band - C (South Lakeland District Council).

Heating - Gas central heating (boiler installed 2021).

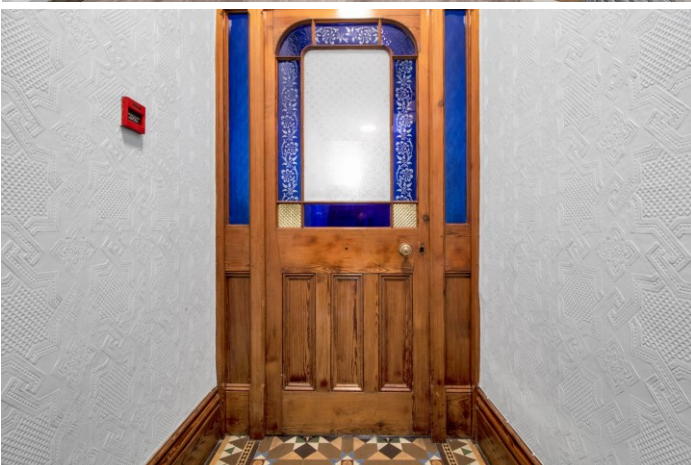
Drainage - Mains.

There were major roof repairs carried out in 2026.

New intercom system installed 2026.

There are 2 allocated parking spaces to the rear with a 200 year lease started on 16th Nov 1988 costing £1 per year.

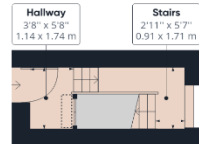
What3Words location - [///plodding.daylight.wiped](https://www.what3words.com/plodding.daylight.wiped).



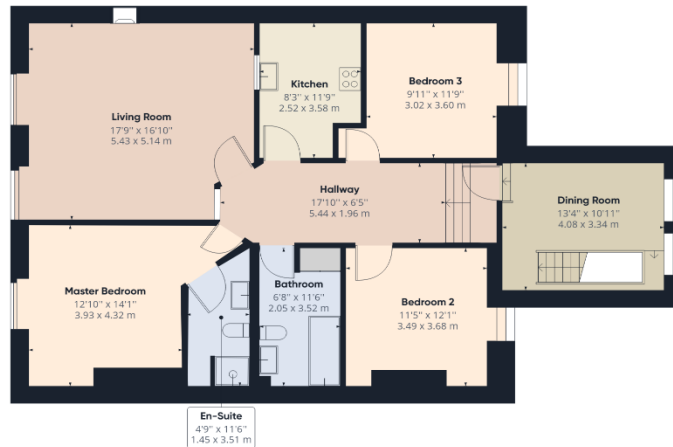
WATERHOUSE
ESTATE AGENTS
Local. Professional Property Services



Apt 2, Tankerfield - Arnside



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1316.97 ft²
122.35 m²

Reduced headroom

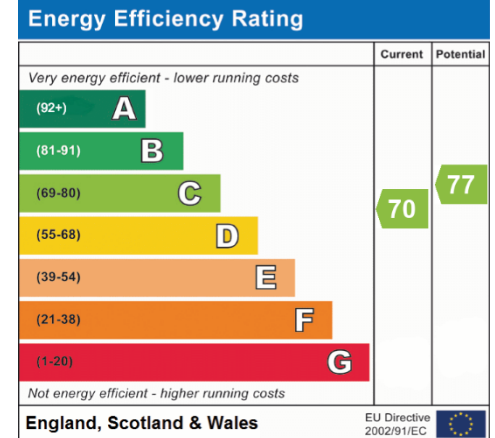
2.52 ft²
0.23 m²

(1) Excluding balconies and terraces

⌵ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.