



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Sandpiper - Arnside



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Freehold £725,000



Features

- Beautifully modernised detached bungalow
- Three generous double bedrooms
- Stylish kitchen with vaulted ceilings
- Detached triple garage with utilities, loft storage, and ample driveway parking
- Landscaped gardens with patio areas, raised balcony, and summerhouse with power

A beautifully modernised detached bungalow in an elevated Arnside setting, offering privacy, far-reaching estuary views, a superb 3 car garage, and stunning landscaped gardens. This well-presented and thoughtfully updated home is set in a private, elevated position, making the most of its outlook. A central hallway provides access to all the ground floor rooms and leads into a bright living room with a large picture window and feature gas fireplace. The space flows through to the dining area and into a spacious kitchen with vaulted ceilings and Velux windows, creating a light, open feel. The kitchen is fitted with shaker-style units, granite worktops, a central island, and integrated AEG appliances, with patio doors opening directly onto the garden. There are two double

bedrooms on the ground floor, including a main bedroom with access to a balcony enjoying open estuary and countryside views, and a second bedroom with en-suite and French doors to the patio. A modern family bathroom completes the ground floor. Upstairs, a further double bedroom with Velux windows and eaves storage offers a flexible space that could also work well as a study or home office. Outside, the property benefits from a well-kept and private garden with lawn, mature planting, patio seating areas, and a raised balcony. A summerhouse with power is positioned at the bottom of the garden, providing a useful additional space. A detached triple garage offers excellent storage or workshop potential, with power, water, WC, utility area, and loft storage

above, along with driveway parking to the front and side. Arnside is a sought-after village with a lovely, community atmosphere and a designated Area of Outstanding Natural Beauty. The village has a variety of amenities and there are good transport links from the village with a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



GROUND FLOOR

Entrance hallway - A bright, central entrance hallway providing access to all ground floor rooms. The space is practical and well laid out, with the added benefit of a generous cloakroom.

Living room - The living room is a well-proportioned, light and modern space, featuring a large picture window that enjoys stunning views and fills the room with natural light. It connects through to the dining room and kitchen, creating a seamless layout that forms the heart of the home. A feature gas fireplace provides a focal point, adding warmth and character.

Kitchen - The kitchen is a fantastic addition to the home, offering a spacious and modern environment with high vaulted ceilings and Velux windows that flood the space with natural light. It provides an excellent setting for both everyday living and entertaining. There is a superb range of shaker-style cabinetry in a soft ivory finish, complemented by contrasting dark granite worktops. At the centre of the room is a large island with fitted cabinetry and a solid wood worktop, providing additional preparation space as well as seating for informal dining. The kitchen is well equipped with a range of integrated AEG appliances, including a dishwasher, large induction hob with extractor above, double oven with combination microwave, warming drawer, and a fridge. There is also a classic Belfast sink positioned beneath a window overlooking the garden. Sliding patio doors open directly onto the patio area, creating a seamless indoor-outdoor flow and making the space ideal for entertaining.

Dining room - The dining area forms part of the open-plan living space and comfortably accommodates a table for 6-8 people. It benefits from far-reaching views and doors leading out to the balcony area, enhancing the sense of light and openness. Flowing seamlessly into the living area, this space is ideal for both entertaining and relaxed everyday living.





Bathroom - A well-sized bathroom just off the hallway, fitted with a bath, walk-in shower cubicle, WC, and wash basin. Frosted glass adds privacy, while neutral square tiling creates a clean, modern look. Finished with spotlights and a radiator for comfort.

Bedroom 1 - A bright and generously proportioned double bedroom featuring tilt-and-slide doors opening onto a beautiful balcony decking area. From here, there are far-reaching estuary and countryside views. The room offers ample space for wardrobes and additional bedroom furniture, creating a comfortable and versatile space.

Bedroom 2 - Located at the rear of the property, this bright double bedroom features French doors opening out onto the patio area. Two windows positioned behind the bed allow for plenty of additional natural light, enhancing the room's airy feel. The bedroom also benefits from an en-suite.

En-suite - Located off the second bedroom, the en-suite comprises a spacious main walk-in shower with stylish panelled walls, a wash basin, WC, and a heated towel rail. The space is modern and well-presented.

FIRST FLOOR

Bedroom 3 - Bedroom Three is a double bedroom located on the first floor of the property. It features two Velux windows, providing good natural light, a bright and open feel, and far-reaching views. The room also benefits from useful eaves storage and a built-in wardrobe cupboard, offering practical storage solutions. In addition to being a comfortable bedroom, it would also work well as a study or home office space.

Garage - The garage is a fantastic triple space, fitted with an electric up-and-over door for ease of access. It benefits from both power and water connections, along with plumbing, making it highly practical for a range of uses. As well as providing excellent storage for vehicles, it also works well as a workshop space. There is an additional boarded loft area above, offering further useful storage. The space also presents great potential for conversion into additional living accommodation, such as a bedroom, bathroom, and living area. Overall, it is a highly versatile area with plenty of potential.

WC - The WC is located to the rear of the garage and comprises a WC and wash hand basin, with a window overlooking the garden. It is a convenient and practical space.

Utility room - The utility room is located to the rear of the garage. It includes a Belfast sink and built in shelving, offering useful storage and functionality.

Summer House - The summer house is tucked away at the bottom corner of the garden, creating a peaceful and private retreat. It offers a great space for relaxing in the evenings or using as a hobby area. With its seaside-inspired feel, it has a light and airy atmosphere, making it especially inviting during warmer months. The addition of electricity makes it both practical and versatile for a range of uses.

Externally

To the rear, the property boasts a spacious, landscaped garden with a large manicured lawn bordered by mature shrubs, trees, and colourful planting, offering a high degree of privacy. A raised balcony decking area provides an ideal space for outdoor dining and entertaining, with steps leading down to the garden. At the bottom of the garden, a charming summerhouse provides a versatile additional space. There is also a paved patio area with space for seating and a parasol, perfect for enjoying sunny days. The front and side of the property offer ample off-road parking via a gravel driveway, along with a detached garage. The grounds are thoughtfully designed with a mix of hard landscaping, decorative stone, and greenery, creating an inviting and low-maintenance outdoor space.

Useful Information

Property built - 1960.

Tenure - Freehold.

Council tax band - D (Westmorland & Furness Council).

Heating - Gas central heating, boiler installed November 2021. Last serviced March 2026.

Electrics - Re-wired in 2016 and new fuse board.

Drainage - Mains.

Internet - BT .

What3Words location - [///hotspot.clicker.sideline](https://www.what3words.com/hotspot/clicker/sideline).



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