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# 3 Birch Grove - Arnside





## Features

- Beautifully renovated three-bedroom true bungalow in sought-after New Barns
- Two superb reception rooms, including a 20ft light-filled dining/living space
- Contemporary kitchen with central peninsula plus a generous separate utility room
- Stylish bathroom and en-suite

A beautifully renovated and generously sized three-bedroom true bungalow in the sought-after New Barns area of Arnside. Offering exceptional single-level living, it features two bright reception rooms, a contemporary kitchen with utility, stylish bathrooms and a versatile garden room. Set within a generous wrap-around plot, the property enjoys private, mature gardens with multiple seating areas, a secluded rear garden ideal for relaxing or entertaining, and excellent kerb appeal with driveway parking and an attached garage. Inside, a wide hallway leads to a cosy lounge with wood-burning stove and an impressive 20ft dining/living room opening to the

garden. The modern kitchen with breakfast bar peninsula links seamlessly with the living spaces, and the utility keeps everything practical. There are three well-proportioned bedrooms, including a spacious main bedroom with en-suite, plus a beautifully finished family bathroom. The separate garden room provides a peaceful retreat for hobbies, home working or year-round enjoyment. Arnside is one of the region's most desirable coastal villages, forming part of the Arnside & Silverdale Area of Outstanding Natural Beauty. Known for its dramatic estuary views, wildlife, independent shops and welcoming community, it offers a lifestyle that feels both peaceful and

connected. The promenade is famous for its sunsets, and the village benefits from excellent transport links, including a railway station with direct connections to Lancaster, Manchester Airport and the wider region. New Barns is a particularly special corner of Arnside – a quiet, leafy area nestled between the shoreline and the wooded slopes of Arnside Knott. It offers a wonderful sense of seclusion while still being close to village amenities. From here, you can enjoy some of Arnside's best walks, including routes to New Barns Bay, Far Arnside and the coastal path. Homes in this area are rarely available, especially renovated bungalows offering modern comfort and single-level living.



Entrance hallway - A welcoming hallway sets the tone for the home - bright, spacious and beautifully finished.

Hallway - The wide central space creates an easy flow through the property, with all rooms conveniently arranged on one level.

Living room - A beautifully presented living room sits at the heart of the home, featuring a modern wood-burning stove, soft neutral décor and a warm, inviting atmosphere. The room enjoys excellent natural light through the large picture window overlooking the front garden and offers a cosy yet generous space for everyday relaxation. The space opens up into the kitchen /dining/ living areas.

Dining / living room - To the rear, the impressive 20ft dining/living room provides a superb open-plan space ideal for entertaining, family gatherings or simply for enjoying the rear garden outlook. Large windows, a superb vaulted ceiling and glazed french doors flood the room with light, while the open connection to the kitchen creates a sociable, modern layout.

Kitchen - The contemporary kitchen is finished with clean lines, a good range of stylish cabinetry and quality fittings. A central peninsula provides additional workspace and a natural hub for cooking and conversation and integrated appliances include a dishwasher, oven and grill, fridge, freezer and induction hob. The green tiled splashback adds a touch of character, and the room enjoys views over the rear garden.

Utility room - A generous utility room sits just off the kitchen – perfect for laundry, storage and keeping the main living areas clutter-free. With direct access to outside and the garage, it's ideal for coastal living and muddy-boot days after exploring Arnside Knott or the shoreline. There is plumbing in place for a washing machine.





Bedroom 1 - A spacious main bedroom with a calm, restful feel and its own en-suite shower room and views over the rear garden.

En-suite - The en-suite is finished in a modern style with quality fittings, including a concealed-cistern WC, a hand basin set within a wood-effect vanity unit, a mains-fed shower with rainfall head, and a heated towel rail to complete the space.

Bedroom 2 - A bright, rear-facing double bedroom featuring a built-in wardrobe and additional storage.

Bedroom 3 - A versatile third bedroom that works perfectly as a single room, home office or dressing room depending on your needs.

Bathroom - A contemporary four-piece bathroom featuring a bath, a quadrant shower cubicle with a mains-fed rainfall shower, WC and a vanity-unit hand basin. Beautiful tiled splashbacks and rose-gold fixtures complete the look, with plenty of natural light enhancing the space.

Garage - An integrated garage with an up-and-over front door and internal door access. The boiler is located here, along with a practical utility area, offering excellent space for storage, parking, or a workshop setup.

Garden room - A separate garden room provides a peaceful retreat – perfect for hobbies, reading, home working or simply enjoying the garden in all seasons.

#### Externally

A generous driveway approaches the property and garage, providing parking for three to four vehicles. The front garden is neatly laid to lawn and enclosed by mature hedges and shrubs, offering excellent privacy. Side pathways on both sides of the home give convenient access to the rear.



#### Useful Information

Tenure - Freehold.

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

Heating - Gas central heating (new boiler).

Drainage - septic tank (last emptied in 2026 and complies with current regulations).

Property re-wired recently.

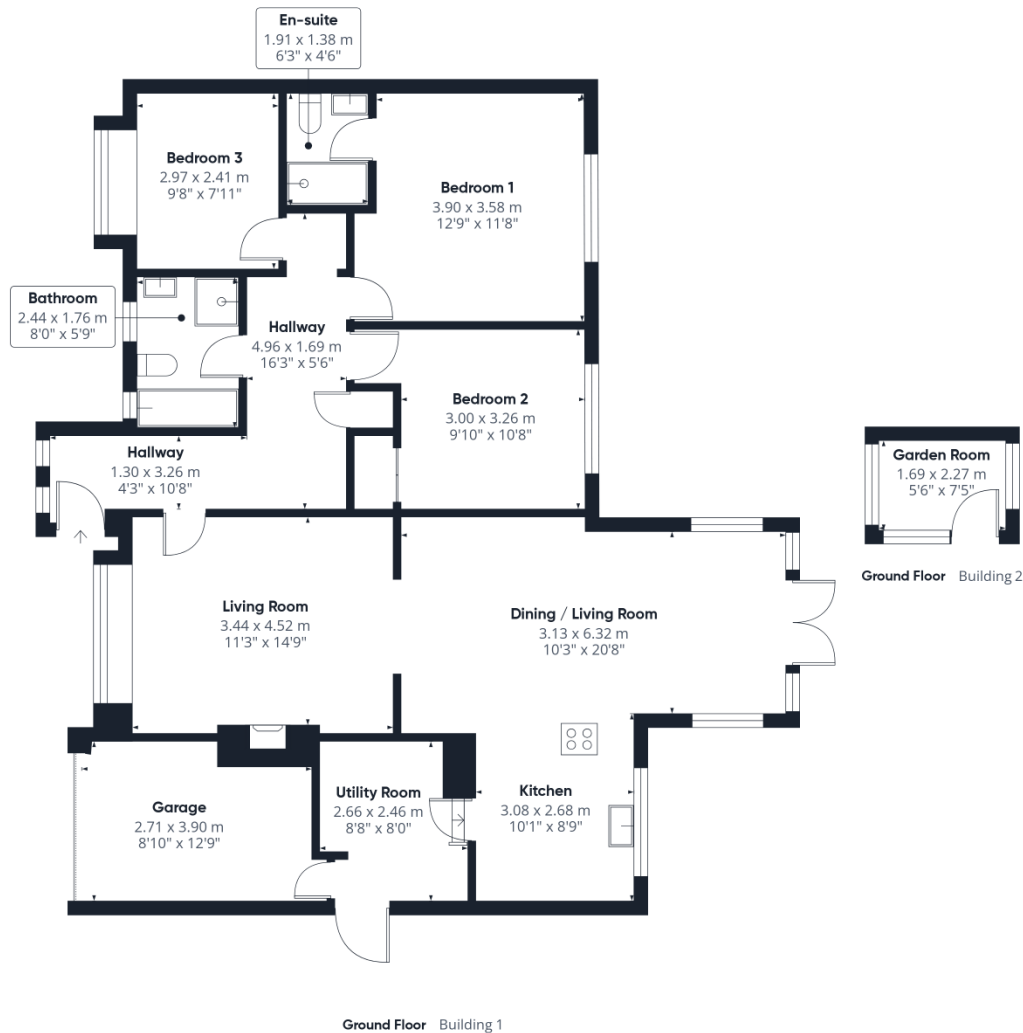
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Approximate total area<sup>(1)</sup>

119.4 m<sup>2</sup>  
1285 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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