



WATERHOUSE
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Stile Cottage – Carr Bank



Stile Cottage – Carr Bank

Freehold £395,000



Features

- Detached new build bungalow
- 2 bedrooms
- Bright and airy accommodation throughout
- No onward chain
- Large lawned garden with raised patio seating area to relax
- Parking for several vehicles

A wonderful modern detached cottage set within a generous plot, surrounded by lawned gardens and offered with no onward chain. Energy-efficient and fitted with solar panels, the home is fully move-in ready. Inside, the accommodation is immaculate, bright and thoughtfully arranged, featuring a welcoming living room with a log burner, a bright and stylish kitchen/diner, two bedrooms—one with an en-suite—and an additional shower room. A central hallway also incorporates a neat and practical utility area. The generous gardens wrap around the property, with a raised patio outside Bedroom 2 providing a

sunny, peaceful spot for morning coffee. A good-sized lawned area offers plenty of space to enjoy, while a dedicated gravelled driveway provides parking for several vehicles. Carr Bank is a modest and idyllic rural hamlet located between the villages of Sandside and Arnside. There is a well stocked garden centre in Carr Bank to enjoy and a bus stop with regular services running. There are various countryside walks to enjoy all around the locality and just a short walk to Arnside train station. Arnside is a highly sought after village and designated Area of Outstanding Natural Beauty. The seaside village has a variety of amenities

including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of coffee shops. 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 is 15 minutes away. The village has a thriving and vibrant community with several local groups/societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



Living room - A bright and spacious living room enhanced by impressive high ceilings and a large Velux skylight that fills the space with natural light. French doors open up to the garden, creating an effortless connection between indoors and out. A charming log burner sits at the heart of the room, offering warmth, character, and a cosy focal point for relaxed evenings. Whether hosting or unwinding, this inviting space is designed for year-round comfort.



Kitchen/dining room - A bright and airy kitchen-diner flooded with natural light, creating a warm, welcoming, and highly practical space. The stylish monochrome tiled splashback pairs beautifully with grey work surfaces and a mix of wooden and white cabinetry. Integrated appliances include an oven and induction hob, with space for an under-counter fridge and freezer. There is also room for a dining table and a tall cupboard offering valuable extra storage.

Bedroom 1 - A wonderfully bright bedroom enjoying a dual-aspect outlook across the gardens, enhanced by a generous picture window that fills the space with natural light. The wooden flooring runs throughout, adding a cosy, inviting touch.





Ensuite - A stylish en-suite featuring a generous walk-in shower with a mains-fed system and smart aqua-panelled walls. The concealed-cistern WC and vanity-unit basin provide a sleek finish with practical storage, complemented by a heated towel rail and a vinyl flooring for a warm, cohesive feel.

Bedroom 2 - A well-proportioned second bedroom featuring French doors that open out to the private raised patio, with a wooden flooring.

Shower room - This shower room is conveniently located close to bedroom 2 and features aqua-panelled walls with a mains-fed shower, a concealed-cistern WC, and a hand basin set within a vanity unit for storage. A heated towel rail completes the space for added comfort.

Hallway - A practical connecting space linking all rooms, with ample scope to incorporate a dedicated utility area complete with space for a washing machine and a dryer stacked above.



Externally

The generous gardens wrap around the home, with a raised patio directly outside bedroom 2 offering a sunny spot to unwind, complemented by a good-sized lawn and a gravelled driveway providing ample parking. Thoughtfully divided by a central hedge, the garden creates two distinct yet connected spaces, with an open and relaxing feel.

Useful Information

Tenure - Freehold.

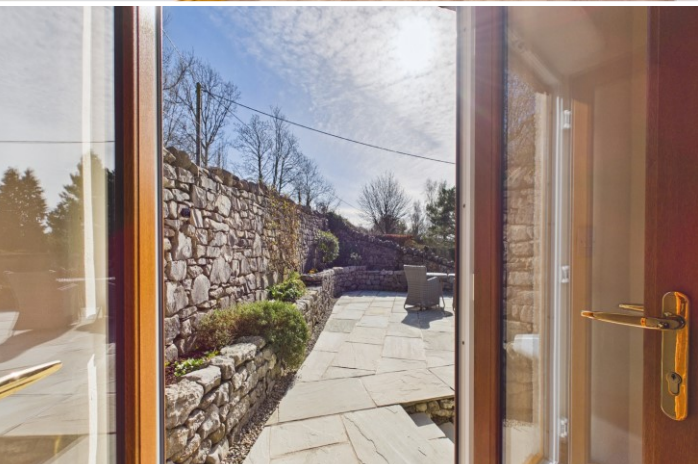
Council tax band - C (Westmorland and Furness Council).

House built - 2018.

Heating - Electric boiler (installed 2024) and underfloor heating - 14 x Solar panels with Solar battery.

Drainage - Mains.

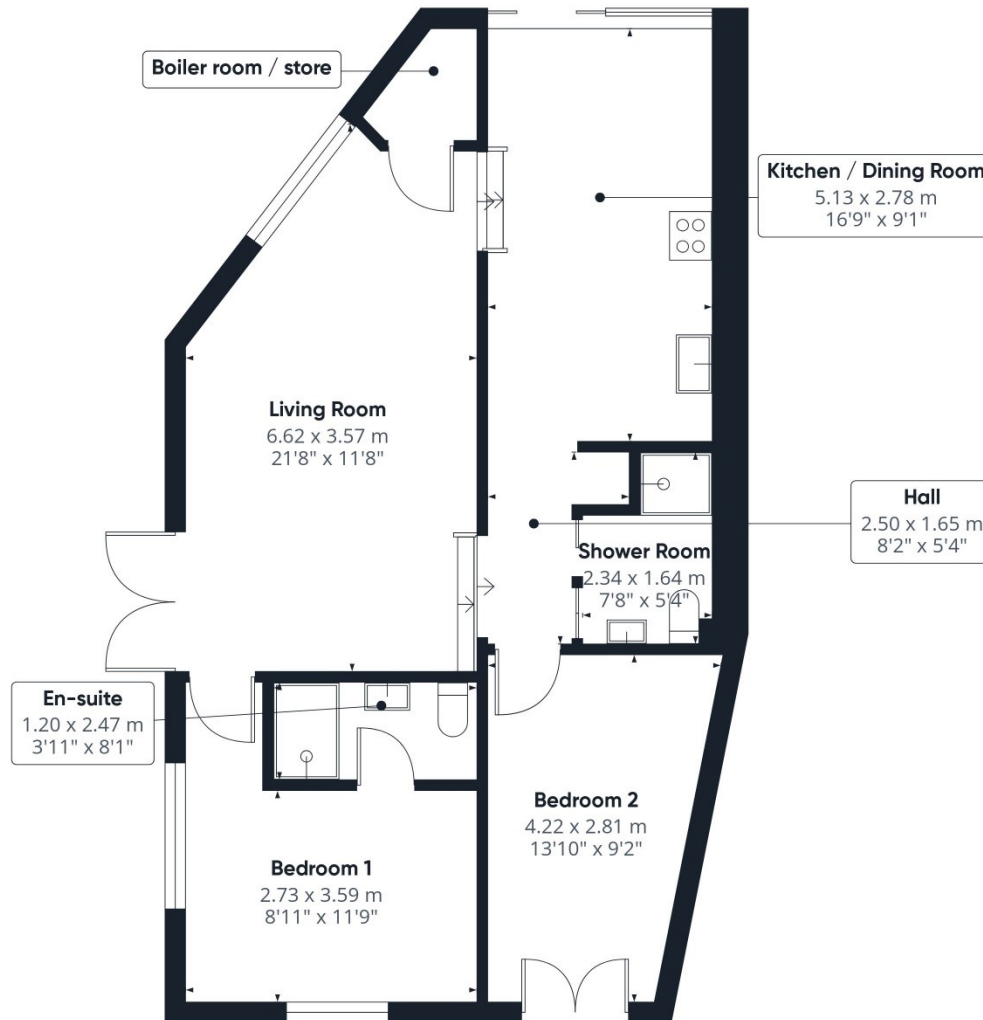
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Approximate total area⁽¹⁾
67.3 m²
723 ft²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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