

Arnside

£285,000

Elleswood, Hollins Lane, Arnside, Cumbria, LA5 0EG

A two-bedroom semi-detached bungalow situated in an elevated position within the sought-after village of Arnside. The property enjoys far-reaching views towards the Lakeland fells, with glimpses of the Kent Estuary from the principal bedroom. Outside, there is ample off-road parking, a detached garage and a rear garden.

The property is conveniently located close to the village amenities and provides an excellent opportunity to enjoy the surrounding countryside and attractions of Arnside and the South Lakes.

Quick Overview

- Two Bedroom Semi-Detached Bungalow
- Detached Garage and Off Road Parking
- Elevated Position with Far Reaching Views
- No Onward Chain
- Quiet Residential Village Location
- Close to Local Shops and Amenities
- Mature Well Stocked Garden
- Ultrafast Broadband Available*

2	1	1	EPC D	*Ultrafast* Broadband*	*Garage & Off Road Parking*

Property Reference: AR2712



Living Room



Kitchen



Shower Room



Bedroom Two

Elleswood is approached via a separate entrance porch, which leads into the entrance hallway and provides access to the main accommodation. To the right of the hallway is Bedroom Two, a bright and well-proportioned double bedroom positioned to the front of the property, with a window providing good natural light.

To the left of the hallway is the shower room, also situated to the front of the property. The room is fitted with a large shower enclosure incorporating a useful built-in seat, WC with concealed cistern, hand wash basin with storage unit, heated towel radiator and complementary tiling. Adjacent to the shower room is a useful under-stairs cupboard, providing additional storage space as well as housing the boiler and electrical consumer unit.

Continuing towards the rear of the property is the spacious and naturally light living room. The room provides a good-sized reception space and benefits from elevated views towards the Lakeland Fells.

The kitchen is fitted with a range of wall and base units with complementary worktops over. There is a breakfast bar with stools, providing space for informal dining, along with a stainless steel sink and drainer, integrated separate fridge and freezer, Bosch electric oven and grill, Bosch induction hob and extractor hood over. Tiled splashbacks are fitted above the work surfaces, with space and plumbing provided for a washing machine.

The kitchen has windows to the side and rear, overlooking the garden, and a rear porch provides direct access to the patio and garden. The layout provides a practical connection between the kitchen and the outside space.

Stairs lead to the first floor, where there is a further spacious bedroom. The room benefits from useful eaves storage, with windows to both the side and rear. The rear-facing window enjoys elevated views towards the Lakeland Fells, together with glimpses of the Kent Estuary, while the side window provides additional natural light.

Outside, the property benefits from ample off-road parking to the front, leading to a detached garage. The front garden is relatively easy to maintain and includes rockery borders together with a selection of mature trees and shrubs. A pathway leads around to the rear of the property and garden.

The rear garden includes a patio area and garden shed, with steps leading down to the lower section of the garden. There is a seating area, rockery and raised planters, together with a range of mature shrubs, hedges and trees. The garden provides a number of different areas for seating and planting and has an established feel, while the patio offers a practical area for outdoor use and entertaining.

Accommodation (with approximate dimensions)

Bedroom Two 11' 3" x 12' 10" (3.43m x 3.91m)
Living Room 13' 11" x 13' 10" (4.24m x 4.22m)
Shower Room 5' 4" x 6' 10" (1.63m x 2.08m)
Kitchen 11' 11" x 10' 4" (3.63m x 3.15m)
Bedroom One 11' 11" x 24' 6" (3.63m x 7.47m)
Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C Westmorland and Furness Council

What3Words ///treetop.business.widen

Directions From the Hackney & Leigh Arnside office, proceed along Black Dyke Road, taking the first right turning onto Briery Bank. Towards the top of the hill bear left onto Hollins Lane and continue along, Ellesworth is located on the left hand side just before the turning onto Swinnate Road.

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



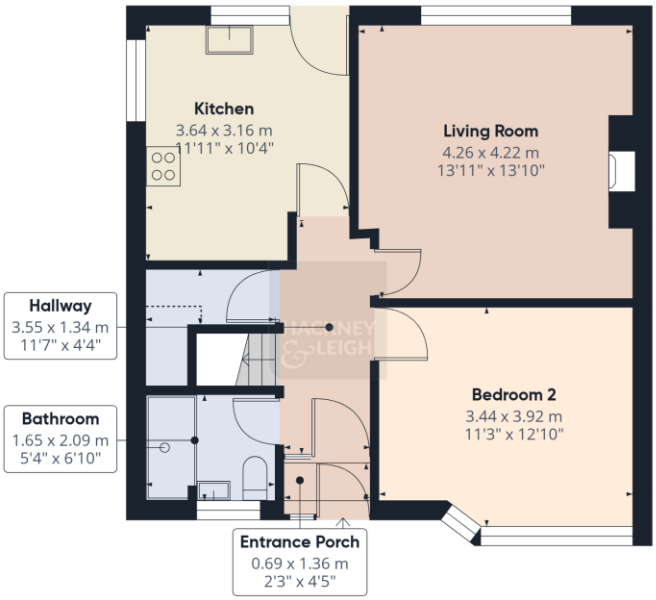
Living Room Views



Rear Garden



Rear Elevation







Approximate total area(1)

82.1 m²
883 ft²

Reduced headroom

0.9 m²
10 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.

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