



8 Church Hill



Stonegarth, 8 Church Hill

Arnside, LA5 0DF

Situated in a prime village location, Stonegarth captures panoramic views of the Kent Estuary and Cumbrian fells. This charming family home is rich in character and period features, offering generous living spaces throughout. Just a short stroll from local shops, amenities, a 5-minute walk to the well-regarded primary school, and the scenic promenade.

Quick Overview

Characterful and traditional home
Elevated position with picturesque Kent Estuary views

Expansive living areas throughout

Sought after village location

Off-street parking and garage

Private rear garden

Walking distance to the promenade

Close to a well-regarded primary school

Nearby shops, amenities and transport links

Ultrafast broadband available



Location

Situated in the sought after village of Arnside, this former fishing port has retained many of the features from its past. The beautiful pier and port areas of the town offer stunning views across Morecambe Bay. Arnside is a friendly place with a thriving community. There's plenty for people of all ages to do, including excellent walks, numerous clubs and societies covering activities ranging from sailing to ukulele playing. Other amenities include pubs, a GP practice, dentist, library, and local shops. For families, there are playgroups, youth clubs and the local primary school, with a secondary school located in nearby Milnthorpe. Arnside is also perfectly positioned for commuters with easy access to the M6 and the lake district. There's also a train line - making trips south to Preston, Manchester and London a breeze, or west to the coast and Ulverston or North to Carlisle and beyond.

Timeless Elegance

Step inside and be greeted by its timeless Victorian elegance. Beautifully maintained by the current owners, the property showcases classic features throughout, including wooden doors, high ceilings, intricate coving, and traditional fireplaces. The spacious and welcoming hallway creates an inviting first impression, setting the tone for this stunning family home.

Specifications

Living Room
16' 1" x 12' 6"
(4.9m x 3.81m)

Continue into the living room, where a striking bay window frames breath-taking views of the Estuary, filling the space with natural light. This generously sized room offers ample space for your furnishings and features a log burner as its focal point, perfect for cosy evenings in.





Thoughtful Design

Specifications

Dining Room
14' 9" x 11' 6"
(4.5m x 3.51m)

Kitchen
19' 4" x 14' 9"
(5.89m x 4.5m)

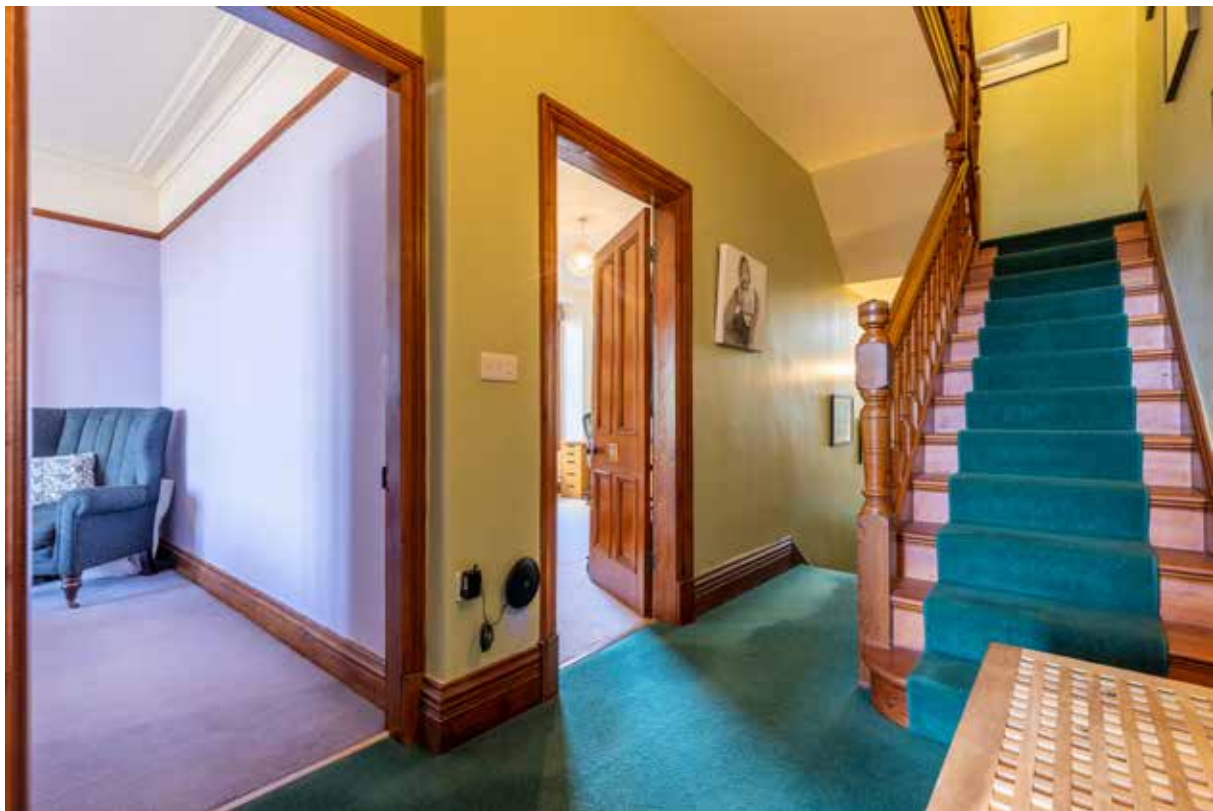
The second reception room serves as an ideal formal dining space, or potentially a 'snug' or children's room, complete with elegant wood flooring and one of the home's many beautifully preserved traditional fireplaces.

To the rear of the property, the kitchen-dining room provides the perfect setting for entertaining. Thoughtfully designed, it boasts ample oak cabinetry, granite worktops, slate flooring and a range of integrated appliances, including a fridge freezer, dishwasher, extractor, and plumbing for a washing machine. With direct access to the garden, this space seamlessly blends practicality with style.



Victorian Style

Spanning over three floors and an additional loft room, the first staircase leads to a well-appointed family bathroom and one of the double bedrooms. The bathroom exudes classic Victorian style, featuring a high-level toilet, a walk-in shower with both overhead and handheld fittings, and dual wall-hung sinks with a convenient power point, completed with a striking freestanding bath, complemented by stylish tiled surrounds and chrome fixtures, and a stunning solid teak floor.





Exceptional Family Living

Specifications

Bedroom One

16' 1" x 11' 2" (4.9m x 3.4m)

Bedroom Two

16' 5" x 11' 6" (5m x 3.51m)

Bedroom Three

14' 9" x 11' 6" (4.5m x 3.51m)

Bedroom Four

12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom Five

11' 6" x 9' 2" (3.51m x 2.79m)

With a total of five double bedrooms, Stonegarth is the perfect example of exceptional family living. Three of the bedrooms are located on the first floor, including the main suite - an ultimate retreat. Positioned at the front of the property, it offers breath-taking views of the Kent Estuary, providing a picturesque start to each day. The thoughtfully designed layout features a wraparound design, incorporating a dedicated dressing area with ample wardrobe space, along with generous room for all of your furnishings.

The second floor benefits from two further double bedrooms, along with a stylish and modern shower room, complete with a walk-in shower, wall-hung sink, and sleek tiled walls and flooring.





Loft Space

Completing the home are two additional rooms, one of which is set within the loft space. The front home office offers exceptional views, and these versatile rooms offer the flexibility to be tailored to your needs - whether as an occasional guest bedroom, hobby room, or dedicated workspace.

Specifications

Study

12' 10" x 6' 3" (3.91m x 1.91m)

Loft Room/Study

18' 1" x 9' 10" (5.51m x 3m)





Outside

Specifications

Garage
12' 10" x 7' 7"
(3.91m x 2.31m)

Externally, the home boasts an enclosed front garden, accessed via a gated entrance and bordered by mature shrubs for added privacy. A stone pathway leads to the main entrance, complemented by a well-maintained lawn.

To the side, a gated passageway provides access to the rear, where a paved path leads to off-street parking and a garage. Steps ascend to a fantastic decked terrace - an ideal private retreat for relaxation. This suntrap garden terrace is designed for low maintenance, featuring green surrounds and a raised flower bed, creating a peaceful and inviting outdoor space.



Important Information

Tenure

Freehold.

Council Tax

Band E - Westmorland & Furness Council

Services

Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate

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

Directions

Entering Arnside under the railway bridge turn right onto Station Road, proceed along the Promenade and turn left onto Silverdale Road. Turn first left onto Church Hill and you will find Stonegarth located on the right hand side.

What3Words

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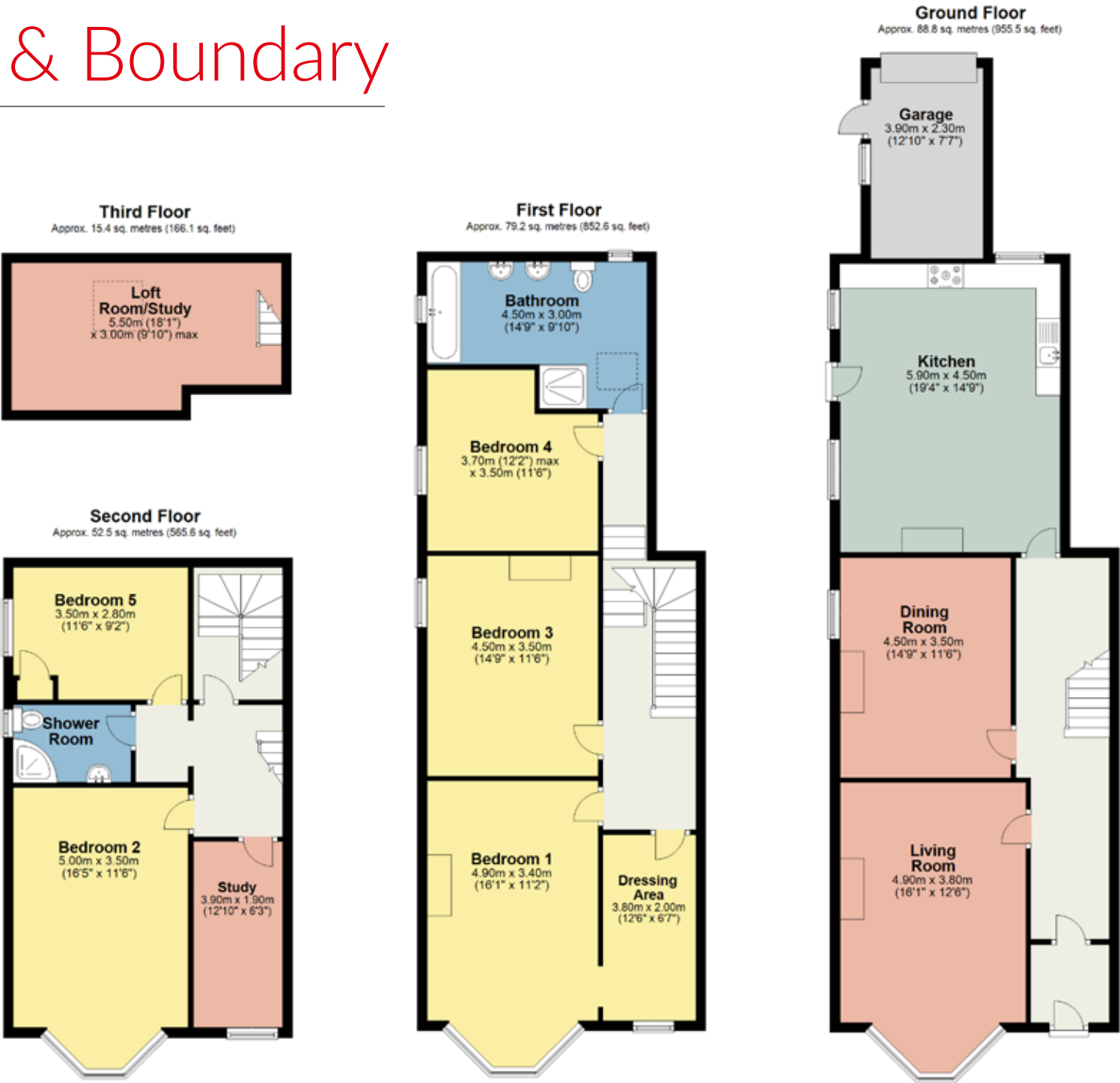
Viewings

Strictly by appointment with Hackney & Leigh Arnside Office.



Floorplan & Boundary

Total area: approx. 235.9 sq. metres (2539.7 sq. feet)
This plan is for layout guidance only and is not drawn to scale unless stated otherwise. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Viewings

Strictly by appointment with Hackney & Leigh
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