



Arnside

£475,000

Birks Lea, 16 Briery Bank, Arnside, Cumbria, LA5 0EF

Birks Lea is a spacious, well-presented home featuring bright reception rooms with estuary views, three bedrooms including a private en-suite, and a modern kitchen with utility space.

Set within generous wraparound gardens with ample parking, it offers a comfortable blend of countryside scenery and convenient access to local amenities and walking routes.

Quick Overview

Spacious Detached Three Bedroom Bungalow
with No Onward Chain
Walks On Your Doorstep
M6, Rail and Transport Links Nearby
Sought after Village Location
Immaculately Presented Throughout
Peaceful Location in Arnside Village
Paved Front and Rear Patios Ideal for Relaxing or
Entertaining
Welcoming Community with Seasonal Village
Events
A Range of Local Amenities



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B



Ultrafast*
Broadband



Driveway & Off
Road Parking

Property Reference: AR2671



Drone view

As you step into Birks Lea, 16 Briery Bank, you're welcomed by a bright kitchen-diner with a vaulted ceiling, modern appliances, and a practical range of base and wall units. The room enjoys plenty of natural light, complemented by tiled flooring and a neat tiled splashback.

The kitchen leads into a useful utility room with space for a washing machine, room for boots and coats, and direct access to the garden-handy for pets, outdoor activities, and everyday convenience.



Kitchen Diner

Returning through the spacious study area you enter the central hallway. To the right are the three bedrooms and the family bathroom. All three bedrooms have pleasant views across Arnside and the Gait Barrows Nature Reserve.

Bedroom two is a comfortable double room with space for storage.

Bedroom three has space for storage and a single bed making it well-suited as a guest room, hobby room or home office.



Kitchen Dining Room

At the end of the hallway is bedroom one, a quiet double room at the rear of the property with room for generous storage and a three piece en-suite.

Next is the three-piece family bathroom, fitted with modern fixtures, a heated towel rail, fully tiled walls and flooring, and a practical built-in airing cupboard.

At the opposite end of the hallway are the two reception rooms. On the left, the sitting room offers a multi-fuel stove, a small porthole window, and stained-glass bay windows with views of the estuary and surrounding fells.



Study Area

Across the hall, the living room provides another bright space with stained-glass bay windows framing views over the estuary, Arnside, and towards Yealand. Sliding doors open onto the balcony with steps that lead down to the patio. Beneath the property lies a spacious undercroft, accessed directly from the patio area. This versatile space offers ample room for storage, a workshop, or the creation of additional functional areas, making it a valuable extension of the home's living and utility space.



Sitting Room



Living Room



Bedroom Two



Bedroom Two



Bedroom Three



Family Bathroom

Birks Lea sits within a generous wraparound garden and offers parking for a campervan as well as several cars. The rear patio provides an excellent space for outdoor dining, with far-reaching views towards the Lake District and the Kent Estuary. A charming summerhouse adds the perfect spot to relax and take in the scenery with a cool drink in hand.

This chain-free property is deceptively spacious-a true Tardis-and benefits from high-speed network connections to most rooms, making it ideal for modern living. It offers excellent versatility and potential to expand, including the opportunity to convert the generous roof space (subject to permissions).

Well-suited to families, retirees, and anyone seeking additional space, the home combines practicality with a welcoming feel. Pleasant scenic walks are close by, while local amenities are within easy reach, providing an appealing blend of countryside surroundings and everyday living.

Accommodation (with approximate dimensions)

Kitchen/ Dining Room 13' 8" x 21' 5" (4.17m x 6.53m)

Study Area 12' 11" x 9' 4" (3.94m x 2.84m)

Utility Room 6' 3" x 8' 5" (1.91m x 2.57m)

Sitting Room 15' 2" x 11' 7" (4.62m x 3.53m)

Living Room 11' 6" x 12' 0" (3.51m x 3.66m)

Bedroom One 12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Two 11' 6" x 9' 6" (3.51m x 2.9m)

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

En-Suite 3' 1" x 9' 11" (0.94m x 3.02m)

Bathroom 7' 10" x 6' 8" (2.39m x 2.03m)

Property Information

Services Mains gas, water and electricity.

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland and Furness Council

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Bedroom One



Patio



16 Briery Bank



Drone view



Drone view

Directions From the Hackney & Leigh Arnside office, head right along the promenade following Station Road past Arnside train station, continue on to Black Dyke Road and take your first right onto Briery Bank, head up the hill where 16 Briery Bank is located on the left, just on the corner of Hollins Lane.

Energy Performance Certificate TBC

Viewings Strictly by appointment with Hackney & Leigh.

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Arnside Sales Team

Laura Hizzard

Branch Manager & Property Valuer
01524 737727



laurahizzard@hackney-leigh.co.uk

Keira Brown

Sales Negotiator & Property Valuer
01524 737727



arnsidesales@hackney-leigh.co.uk

Matt Constantine

Sales Negotiator
01524 761806



arnsidesales@hackney-leigh.co.uk

Jo Thompson

Lettings Manager
01539 792035



lettings@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team
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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Approximate total area⁽¹⁾

143.1 m²
1541 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.

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