



## Arnside

**£450,000**

Coromandel, The Spinney, Arnside, Cumbria, LA5 0EP

Coromandel enjoys an elevated position with breathtaking views across the Kent Estuary and surrounding fells. This charming three-bedroom detached home offers a rare combination of countryside living and versatile accommodation.

### Quick Overview

- 3 Bedroom Detached House
- Large Garage and Off Road Parking
- Views over Arnside and the Kent Estuary
- Walks From Your Doorstep
- Close to Local Amenities
- Nearby Bus, Rail and M6 Links
- Sought After Location
- Ultrafast Broadband\*



3



2



2



D



Ultrafast  
Broadband\*



Off Street Parking  
& Garage

Property Reference: AR2664



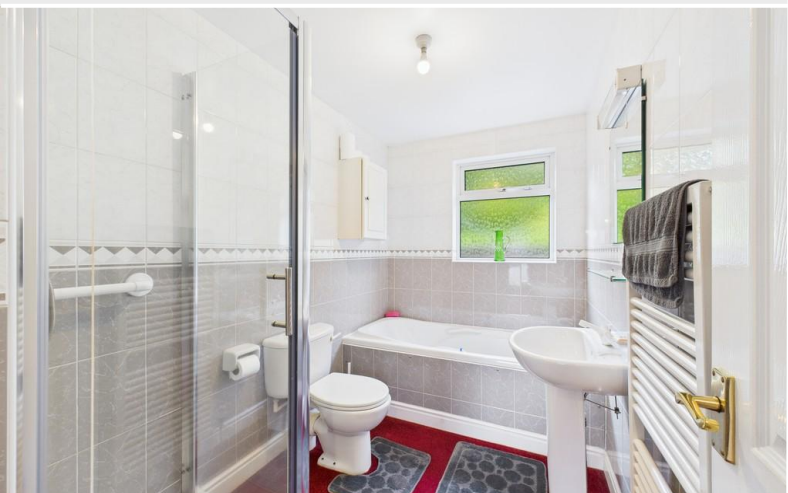
Balcony Views



Front Garden



Entrance Hallway



Family Bathroom

Coromandel is arranged over several levels, creating a practical and flexible layout. The entrance hallway gives access to the lower level garage and storage area, as well as the main living accommodation. At the end of the hall is a bright four-piece family bathroom with bath, separate shower, WC, and wash basin. Bedroom Three overlooks the rear garden and would also make a good study or guest room, while Bedroom Two is a comfortable double with pleasant views towards the fells.

Upstairs, the spacious living room takes full advantage of the home's elevated position, with French doors leading onto a private balcony that offers impressive views over the estuary. Adjoining this is the dining room, which opens directly to the rear garden and patio through sliding doors, making it ideal for both everyday living and entertaining.

The modern kitchen features matching white wall and base units, a Bosch oven and gas hob, and a breakfast bar for casual dining. A separate utility room provides useful extra space for appliances and storage.

On the upper level, the principal bedroom suite offers a peaceful retreat with under-eaves storage, a private WC, and panoramic views towards the Lake District fells.

Externally, Coromandel benefits from established gardens, a patio area perfect for outdoor dining, and an integral garage with additional storage. The elevated plot ensures that the surrounding views can be enjoyed from several vantage points around the home and garden.

Coromandel represents an excellent opportunity to acquire a well-presented and adaptable home in one of Arnside's most desirable areas. With generous accommodation, superb views, and convenient access to local shops, walks, and transport links, it offers the ideal balance of comfort, practicality, and location.

#### Accommodation (with approximate dimensions)

**Kitchen** 11' 4" x 8' 10" (3.45m x 2.69m)

**Dining Room** 11' 4" x 8' 10" (3.45m x 2.69m)

**Living Room** 12' 0" x 18' 1" (3.66m x 5.51m)

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

**Bedroom Two** 11' 8" x 10' 11" (3.56m x 3.33m)

**Bedroom Three** 11' 3" x 9' 11" (3.43m x 3.02m)

**Bathroom** 9' 7" x 5' 9" (2.92m x 1.75m)

**Upstairs WC** 3' 11" x 5' 7" (1.19m x 1.7m)

**Hallway** 8' 9" x 4' 8" (2.67m x 1.42m)



Bedroom Two



Bedroom Three



Kitchen Hatch



Kitchen



Kitchen



Dining Room

Garage 18' 8" x 18' 4" (5.69m x 5.59m)

### Property Information

**Services** Mains gas, drainage, water and electricity.

**Tenure** Freehold (Vacant possession upon completion).

N.B. The sale of this property is subject to probate, which is currently outstanding. Prospective buyers should be aware that this may cause delays to the completion of the transaction.

**Council Tax Band E** Westmorland & Furness Council

**What3Words** ///distilled.toffee.minerals

**Directions** From the Hackney & Leigh Arnside Office continue along the Promenade and turn left at the Albion Hotel onto Silverdale Road, travel up the hill through the village. After passing the allotments take the next left onto Spinney Lane. Follow the lane round and after bearing left, Coromandel is the third house on the left.

**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.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Living Room



Living Room & Balcony



Bedroom One



Rear Garden



Balcony views

**Disclaimer** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/10/2025.

## Meet the Team

### Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 761806  
laurahizzard@hackney-leigh.co.uk



### Keira Brown

Sales Negotiator & Property Valuer

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



### Matt Constantine

Sales Negotiator

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



### Jo Thompson

Lettings Manager

Tel: 01539 792035  
lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.



[Book Online Now](#)



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: [arnsidesales@hackney-leigh.co.uk](mailto:arnsidesales@hackney-leigh.co.uk)



<b>Approximate total area<sup>(1)</sup></b>
133.7 m <sup>2</sup> 1437 ft <sup>2</sup>
<b>Balconies and terraces</b>
7.7 m <sup>2</sup> 83 ft <sup>2</sup>
<b>Reduced headroom</b>
2.6 m <sup>2</sup> 28 ft <sup>2</sup>

(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.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/10/2025.