



# Arnside

**£575,000**

Mitjorn, Arnside, Cumbria, LA5 0AX

Perched in an elevated position with breathtaking, uninterrupted views across the Kent Estuary, Mitjorn is a four-bedroom maisonette apartment set in the highly sought-after village of Arnside.

Combining tranquil natural surroundings with charming village appeal, this home offers truly exceptional scenery right on your doorstep.

## Quick Overview

- Four Bedroom Masionette
- Boasting Uninterrupted Kent Estuary Views
- Sought After Village Location
- Close to Local Shops and Amenities
- Array of Picturesque Walks on your Doorstep
- Off Road Parking
- Perfect Family Home
- Quiet Residential Area
- Easy Reach of M6 Motorway, Bus and Rail Links
- Ultrafast Broadband Available\*



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Ultrafast\*  
Broadband



Off Street  
Parking

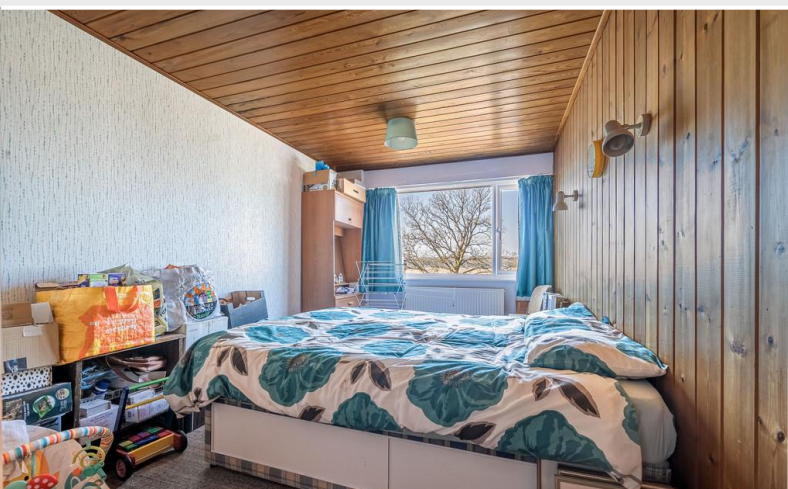
Property Reference: AR2633



Views



Bedroom Three



Bedroom Two



Bathroom

Arnside is a picturesque village nestled on the shores of the Kent Estuary in Cumbria. Renowned for its stunning scenery and tranquil ambiance, Arnside attracts visitors and residents alike with its natural beauty and charming coastal atmosphere.

There is a convenient railway station which offers easy access for commuters to Lancaster, Preston, London, and Manchester Airport, extending north to Ulverston and Carlisle. The nearby M6 motorway further enhances accessibility, providing swift connections to destinations including the Lake District and the Yorkshire Dales National Park, both just a short 30-minute drive away.

Nature lovers will delight in the abundance of outdoor opportunities that Arnside has to offer. The surrounding area is a designated Area of Outstanding Natural Beauty, with miles of scenic walks and hiking trails waiting to be explored. Step into this home through a welcoming entrance hall. The ground floor hosts two of the four generously sized double bedrooms, each offering ample space for furnishings and ready to be styled to your taste. Conveniently positioned opposite is a bathroom fitted with a three-piece suite, including a bath with overhead shower, a wall-hung sink, and a WC, all complemented by tiled walls and flooring.

Upstairs, a spacious landing provides a versatile area, ideal for a home office or reading nook, enhanced by a charming window outlook. The living room is thoughtfully positioned on this level to make the most of its surroundings, opening onto a private balcony via patio doors-perfect for relaxing and enjoying the stunning Kent Estuary views. With dual-aspect windows, this bright and airy room offers plenty of natural light and flexible space for both lounging and dining.

The kitchen features a range of wall and base units, a breakfast bar, and a complementary tiled splashback. It is equipped with integrated appliances, including a gas hob, extractor hood, oven, and grill, along with space for a fridge freezer and plumbing for a dishwasher. From here, there is direct access to the rear garden.

Also on the first floor are two further well-proportioned double bedrooms, both benefiting from built-in storage and pleasant views. A second fitted bathroom and a separate WC add further practicality.

Externally, the property offers off-street parking and a private rear garden. The tiered outdoor space begins with a low-maintenance paved area, ideal for al fresco dining and entertaining. Steps lead up to an additional patio with wild garden, creating multiple areas to relax and enjoy the outdoors. Surrounded by mature trees and greenery, the garden provides a peaceful and secluded retreat.



Balcony Estuary Views



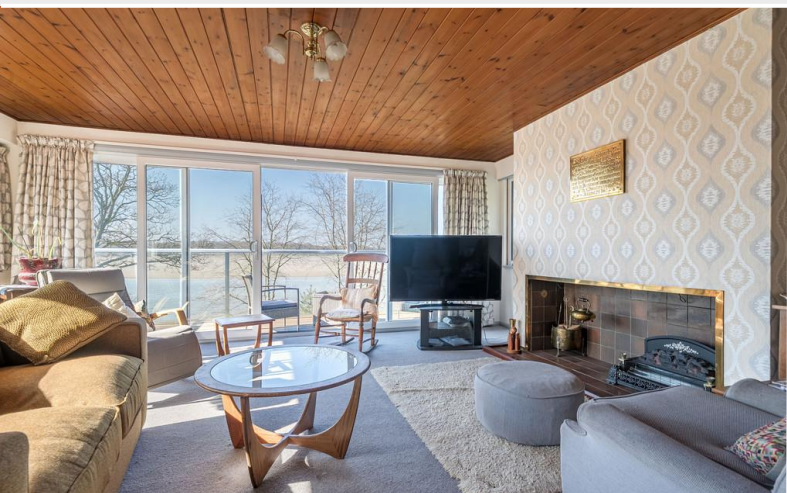
Kitchen



Kitchen



Living/Dining Room



Living/Dining Room

### Accommodation (with approximate dimensions)

**Living Room/Dining Room** 27' 7" x 17' 5" (8.41m x 5.31m)

**Kitchen** 13' 11" x 10' 1" (4.24m x 3.07m)

**Bedroom One** 17' 0" x 8' 9" (5.18m x 2.67m)

**Bedroom Two** 14' 3" x 8' 9" (4.34m x 2.67m)

**Bedroom Three** 13' 11" x 9' 3" (4.24m x 2.82m)

**Bedroom Four** 14' 8" x 9' 4" (4.47m x 2.84m)

### Property Information

**Tenure** Freehold. We understand the property has a flying freehold with the adjoining neighbouring property, please contact the sales team for further information.

**Council Tax** Band E - Westmorland and Furness Council

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

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

**Directions** From the Hackney & Leigh Arnside office, head along The Promenade and continue onto Silverdale Road, passing The Albion pub on your left. Follow the road and take a right turn onto Redhills Road. Continue along Redhills Road until you go past Parkside Guest House, follow the road into the dip, then turn right at the bottom of the dip. The Coach House is on the left, through the stone gateposts and then turn right to the bottom of the hill and right again.

**What3Words** ///package.clockwork.daunted

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.



Views



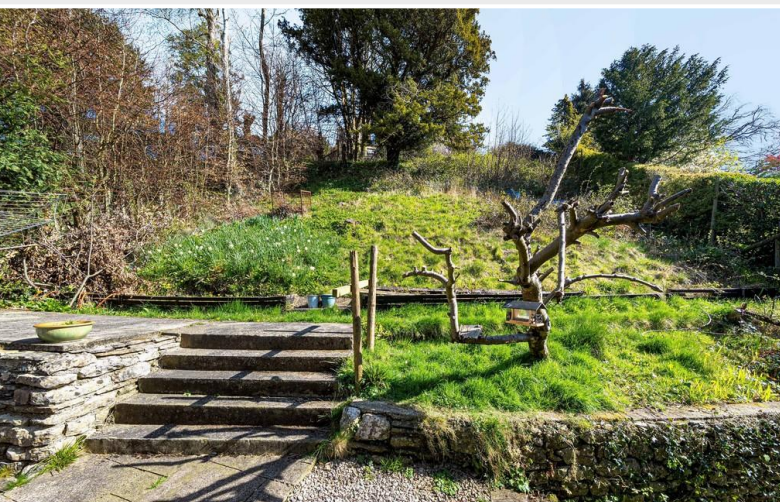
Mitjorn



Aerial View



Kent Estuary



Garden

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

# Arnside Sales Team

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



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



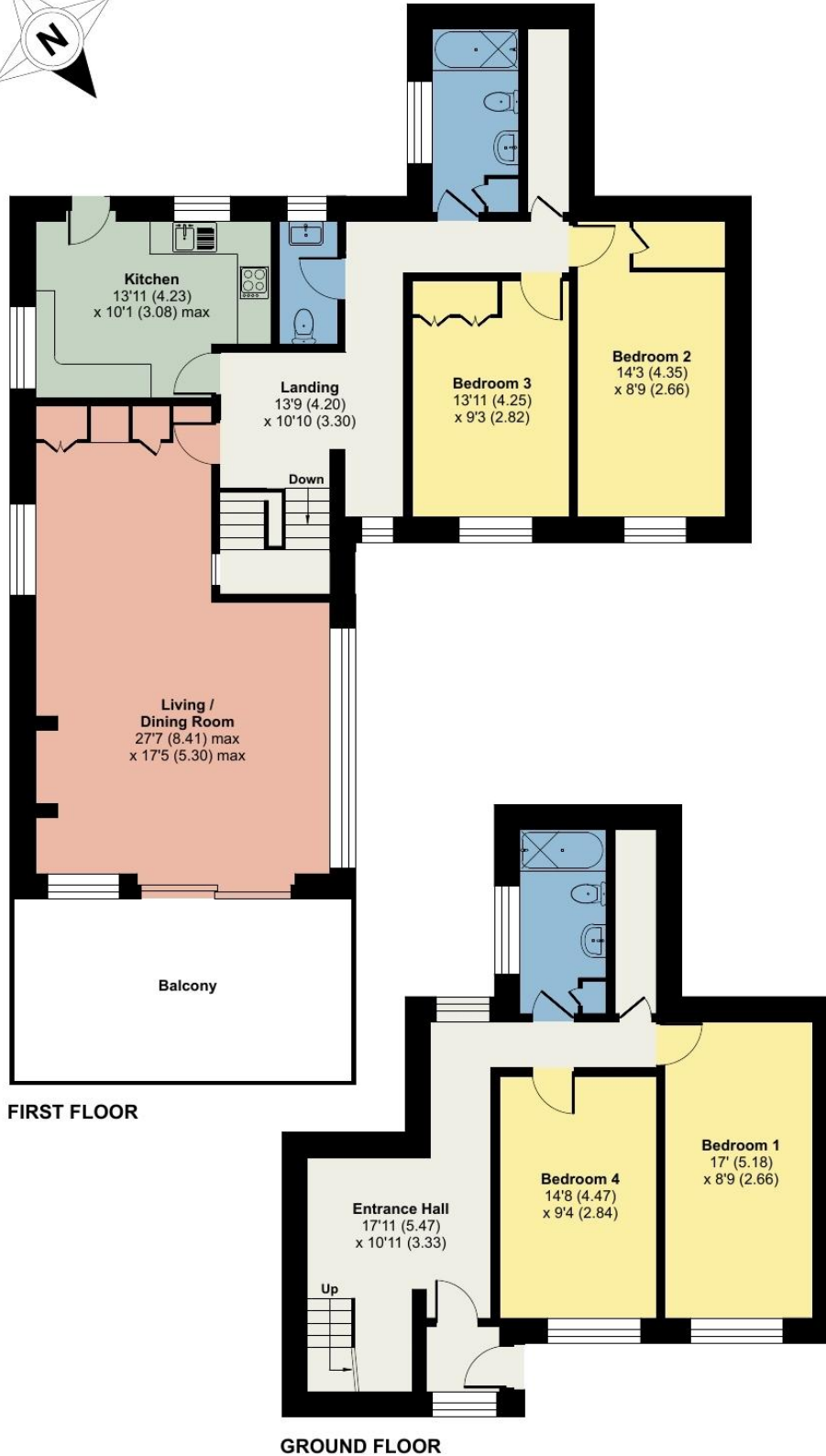
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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# Mitjorn, Arnside, Carnforth, LA5

Approximate Area = 1775 sq ft / 164.9 sq m

For identification only - Not to scale



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