



46 Church Hill

Arnside



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Arnside

Freehold £795,000

A substantial and contemporary 4/5 bedroom detached home, nestled in the heart of the picturesque village of Arnside and offered with no onward chain. You are welcomed into the spacious entrance porch which leads through to the grand reception hallway, where an impressive galleried landing above immediately creates a wonderful sense of space and elegance, setting the tone for the accommodation beyond. At the heart of the home is a bright and sociable open-plan kitchen and dining room, thoughtfully designed for modern family living and effortless entertaining. The ground floor also boasts a spacious living room, a substantial garden room enjoying delightful views across the landscaped gardens, a utility room, separate dining room, a versatile home office or fifth bedroom, and a contemporary shower room. To the first floor, the superb principal suite provides a peaceful retreat, comprising a generous double bedroom, walk-in dressing room and stylish en-suite shower room. Bedroom two also benefits from its own en-suite facilities, while a further spacious double bedroom is served by a luxurious, four piece family bathroom. Externally, the beautifully landscaped gardens are a standout feature of the property. Carefully designed to provide year-round colour, interest and ease of maintenance, they offer a variety of secluded seating areas, attractive planting schemes and winding pathways to explore. Whether relaxing with family, entertaining guests or simply enjoying the peaceful surroundings, the gardens provide a truly exceptional outdoor setting. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', two grocery stores - one being a few minutes walk away, a doctors surgery, pharmacy, a primary school, two pubs, a trendy new bar and eatery and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.





GROUND FLOOR

Entrance Porch - A delightful and welcoming entrance porch, flooded with natural light and finished with attractive tiled flooring. Offering ample space for coats and shoes, this bright and practical area provides a warm introduction to the home and creates an inviting first impression.

Hallway - A magnificent and welcoming hallway forms the heart of the home, providing access to all ground floor accommodation. Beautiful warm wood flooring flows throughout, while the generous proportions offer ample space for furniture, creating an elegant and practical reception area. The eye is immediately drawn to the impressive staircase and galleried landing above, with the striking double-height ceiling enhancing the wonderful sense of space and grandeur. A useful understairs cupboard provides excellent storage, while a door at the far end of the hall offers convenient access out to the side of the property.

Kitchen/Diner - A wonderful open-plan kitchen and dining space, perfectly designed for modern living and entertaining. The dining area comfortably accommodates a table for six and enjoys a seamless connection to the kitchen and garden room beyond, creating an excellent flow between the living spaces. Light wooden flooring runs throughout, enhancing the bright and airy feel of the room. The stylish kitchen is fitted with attractive two-tone cabinetry, complemented by light work surfaces for a contemporary finish. A peninsula unit subtly zones the space while providing additional storage and preparation space. A large picture window overlooks the garden room and frames lovely views of the garden beyond, allowing natural light to flood in. Integrated appliances include a waist-height oven, microwave, induction hob with extractor above, dishwasher, and a large fridge, ensuring the kitchen is both highly functional and beautifully presented.

Garden room - A highly versatile addition to the home, creating a substantial extra living space with a unique blend of conservatory and greenhouse characteristics. Equipped with power and water, this wonderful room is ideal for keen gardeners, offering the perfect environment for growing plants, cultivating seedlings, and nurturing a variety of blooms throughout the year. At the same time, the space lends itself beautifully to relaxation and entertaining, with ample room for seating where family and friends can gather while enjoying lovely views across the surrounding gardens. A charming flagged floor enhances the character of the room, while doors open directly onto the gardens, creating a seamless connection between indoor and outdoor living.

Living room - A separate living room, perfect for cosy evenings with family and friends. A feature electric fireplace is seamlessly set within the wall, creating a striking focal point and enhancing the room's warm and inviting atmosphere. French doors open directly onto the rear garden, while dual-aspect windows flood the space with natural light and provide delightful views of the surrounding gardens. Finished with warm wood flooring and generous proportions, this is a wonderful space in which the whole family can relax and unwind in comfort.

Dining Room - Located at the front of the property, this versatile room enjoys an abundance of natural light through dual-aspect windows and is finished with attractive wooden flooring. Currently used as a dining room, it is able to accommodate a dining table, making it ideal for entertaining and everyday living. Equally, the flexibility of the space lends itself perfectly to use as a snug, home office, or a ground-floor double bedroom, allowing it to adapt effortlessly to a variety of lifestyles and requirements.

Utility Room - A practical, bright and well-appointed utility room, fitted with an extensive range of floor-to-ceiling built-in storage cupboards, providing excellent storage for all household essentials. The room also benefits from a sink, dedicated space for both a washing machine and tumble dryer, and durable tiled flooring, making it an ideal and highly functional space.

Shower Room - A stylish and well-appointed ground floor shower room, thoughtfully designed with a walk-in mains-fed shower featuring a recessed wall alcove for toiletries. The suite also comprises a concealed cistern WC and a hand basin set within a modern vanity unit, providing useful storage. Complemented by fully tiled walls, a tiled floor, and a heated towel rail for comfort.

Office/Bedroom Four - Currently utilised as a home office, this versatile room could equally serve as a double bedroom, guest room, or hobby space. A large picture window frames delightful views over the rear garden, with the dramatic

backdrop of Whitbarrow Scar visible in the distance, while attractive wooden flooring adds warmth and character to this bright and adaptable room.

FIRST FLOOR

Landing - The impressive first-floor landing continues the beautiful wooden flooring from the hallway below, creating a wonderful sense of flow throughout the home. Filled with natural light and enjoying views to both the front and rear, this spacious area provides access to all first-floor accommodation. At one end, there is ample space to create a cosy reading nook, study area or snug, making this far more than just a passageway. Accessed from the landing is a substantial attic space, fully boarded and insulated, offering excellent additional storage. Complete with a large pull-down hatch and ladder, it is both practical and easily accessible. A deep built-in cupboard further enhances the storage provision, providing the perfect place for towels, bedding and household essentials.

Bedroom One Suite - An impressive principal bedroom enjoying elevated estuary views, complemented by wooden flooring, a walk-in dressing room with excellent storage, and a stylish en-suite featuring a spacious walk-in rainfall shower, vanity unit, concealed cistern WC, full tiling and a heated towel rail.

Bedroom Two suite - bright dual-aspect double bedroom with a full wall of fitted wardrobes and a stylish en-suite shower room featuring a mains-fed quadrant shower, vanity unit, concealed cistern WC, wooden flooring and a heated towel rail.

Bedroom Three - Enjoying both front and side-facing views, this bright and airy double bedroom is flooded with natural light and benefits from attractive views stretching towards the estuary.

Bathroom - A luxurious and spacious bathroom, thoughtfully designed to create a relaxing and indulgent retreat. The impressive four-piece suite comprises a bath, a generous walk-in shower with a mains-fed rainfall shower and separate attachment, a concealed cistern WC, and a wash hand basin set within a stylish vanity unit providing useful storage. Tiled walls and flooring create a sleek, contemporary finish, while a heated towel rail adds everyday comfort. Flooded with natural light from two windows, the room feels wonderfully bright and airy. A walk-in storage cupboard houses the hot water tank and heating controls, while additional space within the room provides further storage options.

Externally - A traditional stone wall encloses the property, opening up to reveal this impressive home and its generous driveway, which provides parking for three vehicles. A welcoming pathway leads up to the front door, while a separate path continues around the side of the property to a delightful orchard garden, home to a variety of fruit trees and enjoying attractive views across nearby recreational fields. The gardens then unfold around a charming timber garden pod before leading into the rear garden. Thoughtfully landscaped with ease of maintenance in mind, the outdoor space offers a wonderful balance of structure, colour and seasonal interest. Box hedging, raised planting beds and winding paved pathways combine to create a series of inviting spaces to explore and enjoy. Several seating areas have been carefully positioned throughout the grounds, providing the perfect spots to relax and appreciate the peaceful surroundings. A substantial storage shed completes the garden, offering excellent practical space for tools, equipment and outdoor furniture.

Double garage - A substantial detached double garage offering exceptional versatility, with ample space for vehicle parking, workshop use or for extensive storage. The impressive vaulted ceiling enhances the sense of space, while a ladder provides access to a useful mezzanine level above, maximising the available storage potential. The garage benefits from an electric up-and-over door to the front, a pedestrian access door to the side, and also houses two boilers serving the property.

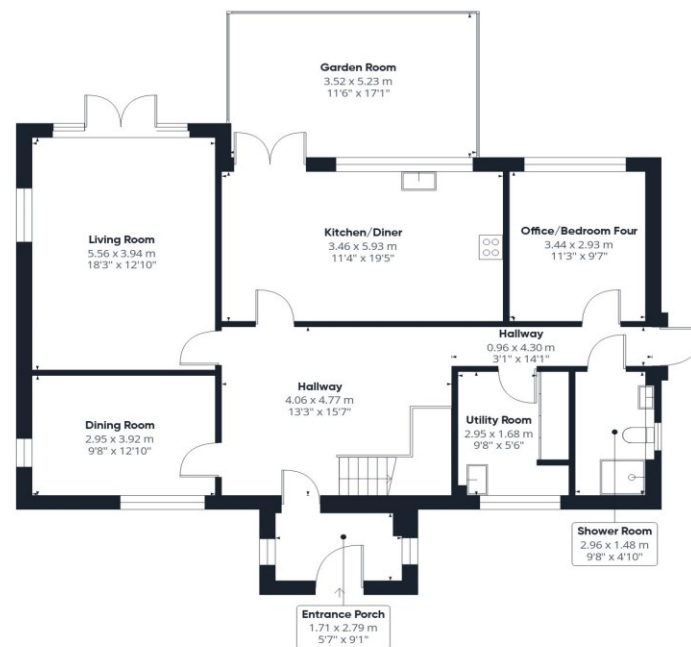
Useful Information

House built - 2014.
Tenure - Freehold.
Council tax band - F (Westmorland and Furness Council).
Heating - Biomass boiler, Air Source Heat Pump, solar thermal system with underfloor heating and solar panels.
Drainage - Mains.
What3Words Location - [///insiders.surprises.shaves](https://www.what3words.com/insiders-surprises-shaves).

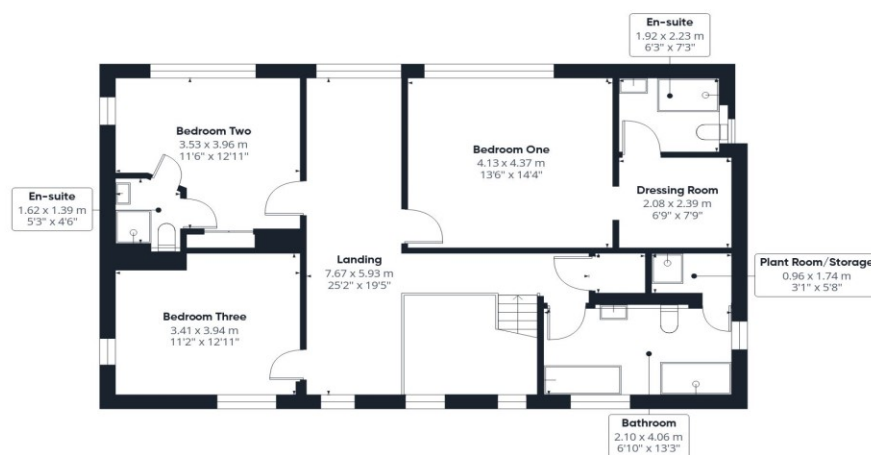








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

229 m²
2465 ft²

Balconies and terraces

18.2 m²
196 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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