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Local, Professional Property Services

# Lakeland View Cottage - Arnside



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Freehold £240,000



## Features

- Offered With No Onward Chain
- Charming One Bedroom Cottage
- Cosy Living Room with Multi-Fuel Stove And Modern Fitted Kitchen
- Generous Double Bedroom With Built In Storage
- Off Road Parking, Garage and Cellar
- Located Within Close Proximity To Local Amenities

A charming one-bedroom stone cottage, ideally located just off the promenade in the sought-after village of Arnside, offered for sale with no onward chain. The ground floor offers a bright entrance hallway leading to a well-proportioned living room with a multi-fuel stove as a cosy focal point. The modern kitchen features stylish navy wall and base units with light worktops, an electric oven, induction hob and extractor fan, along with space for a full-height fridge freezer and washing machine. Upstairs, the generous double bedroom benefits from fitted wardrobes, while the shower room includes a large walk-in shower, wash hand basin, W/C and a cupboard housing the new combi

boiler. The lower ground floor cellar, accessed via external steps to the front, provides two useful powered rooms ideal for storage, a workshop or hobby space. Externally, there is direct pedestrian access from the promenade and a fully tarmacked frontage offering low-maintenance outdoor space and parking, with additional side access suitable for a smaller vehicle. A detached garage with power and a small courtyard area complete this attractive coastal home, ideal as a main residence, holiday retreat or investment opportunity. 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', 2 grocery stores - one being a few minutes walk away, a doctors surgery, pharmacy, a primary school, 2 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 hallway** - The entrance hallway is bright and welcoming, featuring a practical coir carpet that is ideal for removing footwear on and keeping the home clean and tidy. This inviting space provides access to the living room and kitchen, as well as the staircase leading to the first floor.

**Living room** - The living room is a bright and well-proportioned space, offering a comfortable and inviting atmosphere. A multi-fuel stove takes centre stage, creating a cosy focal point to the room. The property also benefits from a generous under-stairs storage cupboard, providing practical and convenient additional storage.

**Kitchen** - This modern kitchen features stylish navy wall and base units, beautifully complemented by lighter worktops that create a fresh and contemporary contrast. The layout offers space for a full-height fridge freezer as well as a washing machine. There is ample built-in storage throughout, maximising functionality while maintaining a clean and streamlined appearance. The kitchen is fitted with an electric oven, induction hob, and extractor fan. A Velux window allows natural light to flood the space, creating a bright and airy atmosphere.



## FIRST FLOOR

**Bedroom** - This well-proportioned double room offers a comfortable and versatile space benefitting from generous fitted wardrobes, providing excellent built-in storage, while still allowing ample room for additional bedroom furniture as required.

**Shower room** - The shower room is well-appointed and thoughtfully designed, featuring a large walk-in shower with easy-maintenance wall panelling. There is also a hand basin and W/C. A useful storage cupboard houses the new combi boiler, while part-tiled walls and a heated towel rail complete the space.

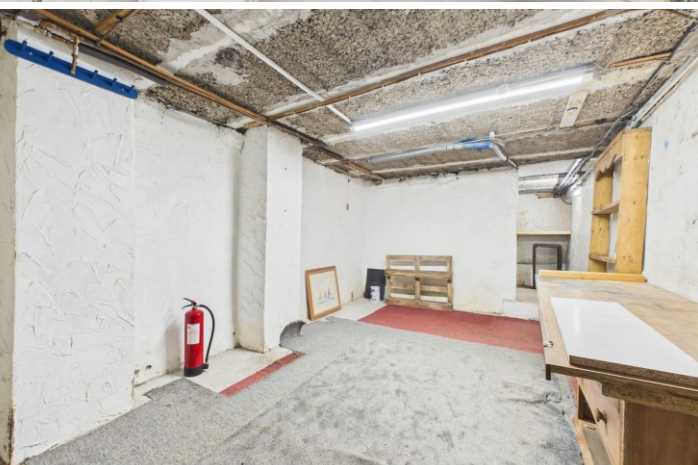
## LOWER GROUND FLOOR

**Cellar** - Accessed via a staircase adjacent to the property, the cellar provides two useful rooms. With power already connected, this versatile space is ideal for use as a hobby area, workshop, or for additional storage, offering excellent flexibility to suit a range of needs.



**Externally** - Externally, the property benefits from direct pedestrian access from the promenade. To the front, there is a good-sized outdoor area providing a low-maintenance space with the option to park a vehicle. There is additional vehicular access from the adjacent side of the building, suitable for parking a smaller car if required. Access to the cellar is conveniently located just outside the front door, via a set of external steps. The property also benefits from a detached garage, together with a small courtyard area alongside it – an ideal space for pots and planters, creating a pleasant and private outdoor setting.

**Garage** - Situated within the outside space of the property, the detached garage is a generous size and benefits from power, offering excellent versatility. It provides secure parking for a vehicle.



Useful Information

Tenure - Freehold

Council tax band - A (Westmorland and Furness Council).

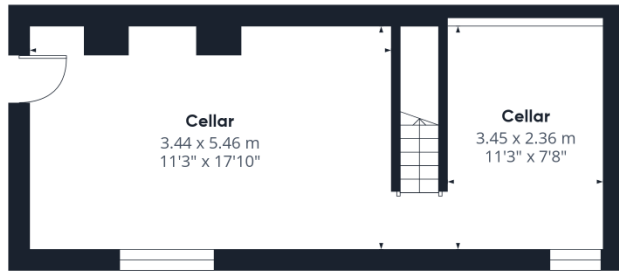
Heating - Gas central heating - New gas combi boiler has been installed in October 2025.

Drainage - Mains.

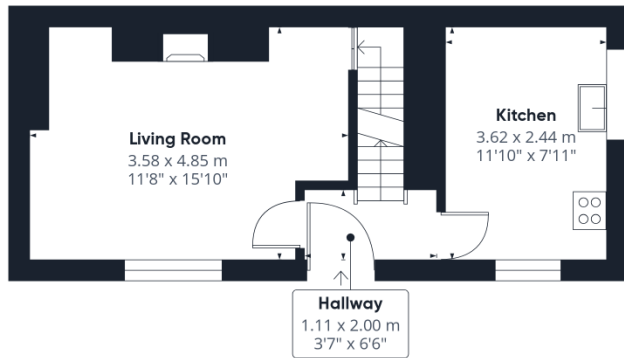
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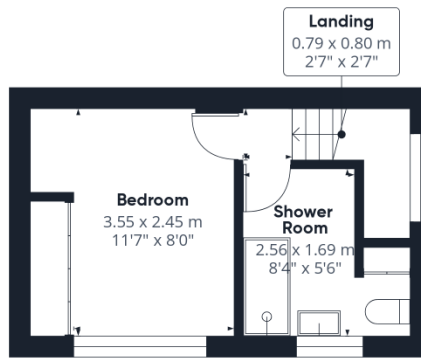
# Lakeland View Cottage - Arnside



Lower ground floor Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

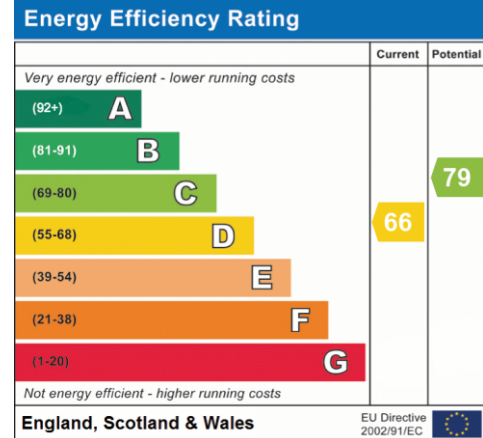
Approximate total area<sup>(1)</sup>

85.4 m<sup>2</sup>  
919 ft<sup>2</sup>

(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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