



Arnside

£350,000

Carr Garth, Pier Lane, Arnside, Cumbria, LA5 0DA

Carr Garth is a well presented, modern home. Located in the heart of Arnside, this property has three double bedrooms and enjoys breath-taking views across the estuary and is suited to an array of different buyers and lifestyles. Whether you are looking for an ideal holiday let, or somewhere to reside in a fantastic location, Carr Garth offers it all. EPC Band TBC

Quick Overview

- Charming Character Property
- Three Double Bedrooms
- Great Views Across The Estuary
- Versatile Living Areas
- Ideal Bolt Hole
- Coastal Walks On Your Doorstep
- Sought After Village Location
- Close to Local Amenities
- Excellent Transport Links
- Ultrafast Broadband*



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2



3



TBC



Ultrafast
Broadband



On Street
Parking

Property Reference: AR2677



Entrance Hallway/Library



Entrance Hallway/Library



Kitchen



Kitchen

Arnside is a highly sought-after coastal village and is an Area of Outstanding Natural Beauty. Renowned for its sweeping estuary views, vibrant community and charming promenade, the village offers a selection of independent shops, cafés and traditional pubs, along with a railway station providing convenient links to Lancaster and further afield. With scenic coastal walks, abundant wildlife and a relaxed pace of life, Arnside offers an exceptional lifestyle opportunity in one of the North West's most picturesque settings.

The property opens into a welcoming entrance hall, currently arranged as a cosy snug area, with useful understairs storage enhancing practicality. To the right, the bright and airy living room provides an inviting space to relax and entertain, with dual-aspect windows flooding the room with natural light. A charming fireplace with rustic-style lighting creates a warm focal point, ideal for unwinding after a day exploring the surrounding countryside and coastline.

Flowing through the property, the kitchen offers ample wall and base units and complimentary worktops and tiled splashbacks. Integrated appliances include an oven, four ring gas hob with discreet extractor and 1.5 sink with drainage and stainless-steel tap. Tiled flooring and a window into the dining room complete the kitchen. The dining room is a bright and inviting space, slightly elevated from the kitchen to create a natural sense of separation while maintaining an easy flow for entertaining. A skylight above fills the room with natural light, beautifully highlighting the exposed brick feature wall and adding warmth and character. Well-proportioned, it comfortably accommodates a family dining table and benefits from access to the downstairs WC and a useful storage cupboard with space for appliances.

On the first floor, bedroom two is a well-appointed double with dual aspect windows and views toward the Kent Estuary, currently used as a twin room to emphasise its versatility. Bedroom Three is a double bedroom with a large window. The family bathroom is fitted with a large shower enclosure, wash basin and WC, chrome ladder radiator and handy storage, while also housing the boiler.

Occupying the second floor, the principal bedroom is a private and tranquil retreat. Generous in size, it easily accommodates a double bed alongside additional freestanding furniture, while the space to the side of the staircase provides the perfect spot for a dressing table, fitted wardrobes or a cosy reading nook. Elevated above the rest of the home, the room enjoys far-reaching views across the Kent Estuary, creating a beautiful backdrop to wake up to each morning.



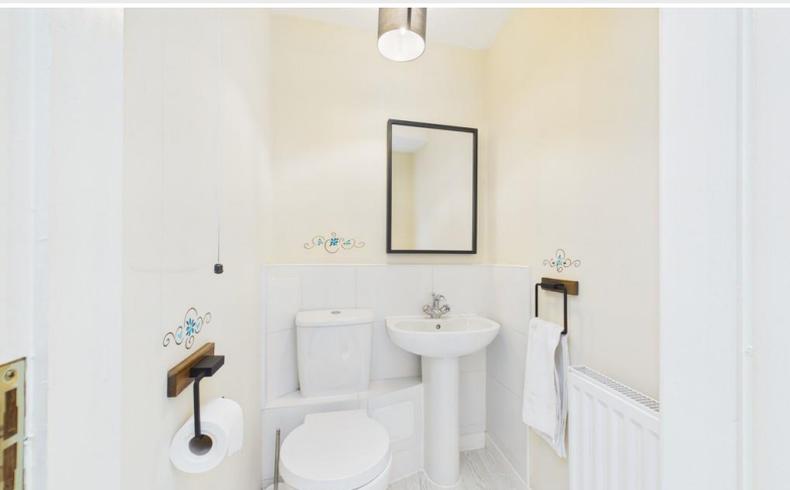
Dining Room



Living Room



Living Room



Downstairs WC



Bedroom Two



Family Bathroom

Accommodation (with approximate dimensions)

Entrance Hallway 11' 11" x 7' 0" (3.63m x 2.13m)

Kitchen 9' 10" x 9' 0" (3m x 2.74m)

Dining/Garden Room 9' 4" x 9' 2" (2.84m x 2.79m)

Utility Room 3' 8" x 4' 9" (1.12m x 1.45m)

WC 4' 2" x 3' 10" (1.27m x 1.17m)

Living Room 14' 10" x 10' 3" (4.52m x 3.12m)

Bedroom One 20' 3" x 10' 0" (6.17m x 3.05m)

Bedroom Two 12' 2" x 10' 3" (3.71m x 3.12m)

Bedroom Three 9' 11" x 9' 9" (3.02m x 2.97m)

Bathroom 11' 10" x 3' 11" (3.61m x 1.19m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C Westmorland and Furness Council

Energy Performance Certificate TBC

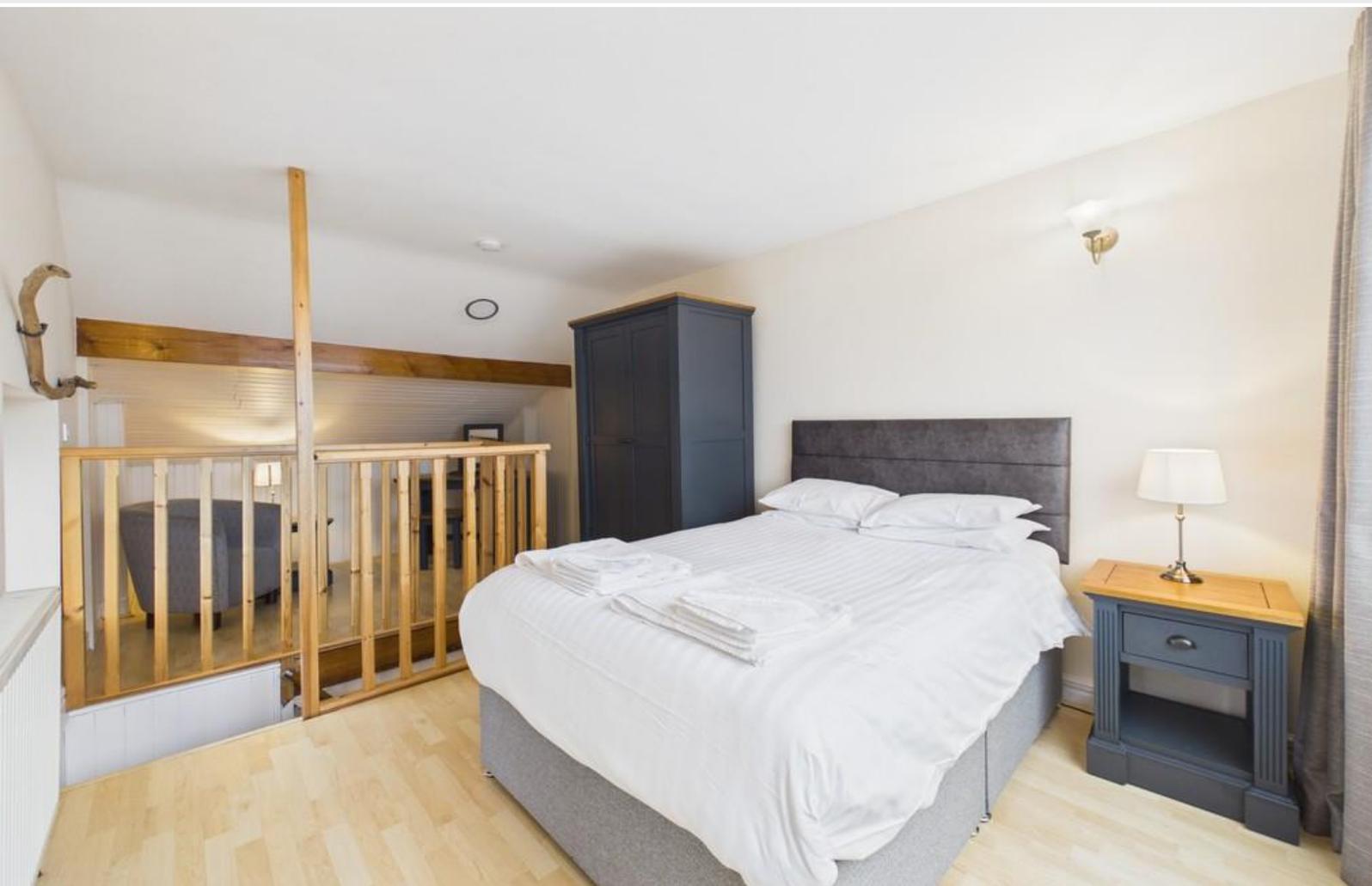
What3Words ///fight.solder.breached

Directions From the promenade, follow the road past the Albion pub and take the first turning on the left up Church Hill. Carr Garth can be found opposite the library at the top of the lane. Parking can be found on Church Hill.

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom Three



Bedroom One



Stunning Views



Ordnance Survey Ref: 00587673

Request a Viewing Online or Call 01524 761806

Meet the Team

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

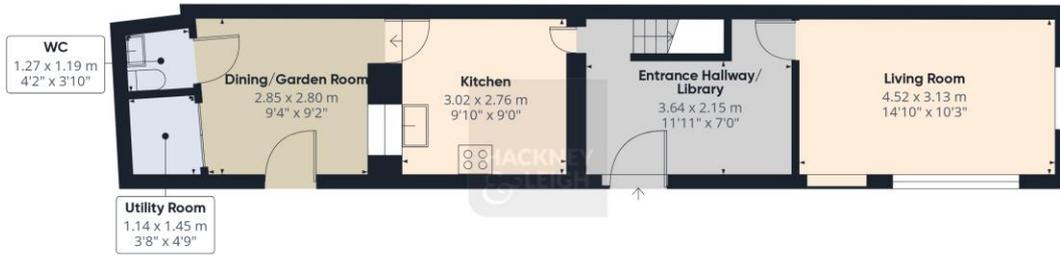


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Floor 0



Floor 1



Floor 2



Approximate total area^m

97.2 m²
1046 ft²

Reduced headroom

2.8 m²
31 ft²

(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

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