



## Arnside

**£340,000**

9 The Spinney, Arnside, Cumbria, LA5 0EX

Occupying an elevated position with stunning far-reaching views, 9 The Spinney is a deceptively spacious two-bedroom bungalow set within a peaceful and highly desirable location.

The property offers well-balanced accommodation throughout, complemented by an easy-to-maintain front garden, off-road parking, and a substantial garage with excellent potential for conversion, subject to the necessary planning consents.

### Quick Overview

Detached Two Bedroom Bungalow

No Onward Chain

Open Plan Living Dining Room

Elevated Far Reaching Estuary and Fell Views

Balcony

Double Garage Underneath

Off Road Parking

Close To Local Amenities

Village Location

Ultrafast Broadband Available\*



2



1



1



TBC



Ultrafast  
Broadband\*



Double Garage &  
Off Road Parking

Property Reference: AR2692



Balcony Views



Far Reaching Views



Living Room



Kitchen

Enter 9 The Spinney via a welcoming entrance hallway which provides access to the main accommodation. To the right is the fitted kitchen, offering a range of wall and base units with work surfaces over, tiled splashbacks and a breakfast bar for informal dining. Appliances include an electric hob with extractor over, eye-level oven and separate grill, together with a one-and-a-half bowl stainless steel sink and drainer. There is also space for an under-counter fridge and dishwasher.

To the left of the hallway is the spacious L-shaped living and dining room, enjoying spectacular far-reaching estuary and Cumbrian Fells views from large front and side aspect windows. Patio doors lead directly onto the balcony, while a gas coal-effect fire with stone surround, mantel and hearth creates an attractive focal point. The property sale includes the three piece suite and corner cupboard.

Adjacent to the living room is Bedroom Two, benefitting from fitted wardrobes and a side aspect window. From the hallway, which also includes a useful storage cupboard, is the wet room fitted with an electric shower, WC and hand wash basin with storage beneath, together with an additional separate WC. Completing the first-floor accommodation is Bedroom One, featuring fitted wardrobes, fitted furniture and a vanity unit housing a hand wash basin.

An internal door from the living room leads down to the double garage, which is divided into separate areas and offers versatile space for storage, a workshop or hobby area, with potential for redevelopment subject to the necessary consents. A lift also provides access to the first floor. The garage further benefits from a utility area with plumbing and electrics for a washing machine, freezer and houses the Valliant boiler.

Externally, the property offers low-maintenance outdoor space with a small driveway, patio area and flower beds to the front. A pathway leads around the side to the rear, where there is off-road parking for two vehicles in front of the up-and-over garage doors.

## Accommodation (with approximate dimensions)

**Kitchen** 7' 11" x 14' 1" (2.41m x 4.29m)

**Living Room Area** 10' 5" x 13' 10" (3.18m x 4.22m)

**Dining Room Area** 23' 9" x 10' 1" (7.24m x 3.07m)

**Balcony** 25' 7" x 5' 6" (7.8m x 1.68m)

**Bedroom One** 6' 3" x 18' 9" (1.91m x 5.72m)

**Bedroom Two** 13' 2" x 10' 4" (4.01m x 3.15m)

**Double Garage** 24' 0" x 26' 6" (7.32m x 8.08m)

## Property Information

**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.

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

**Council Tax Band D** Westmorland and Furness Council

**What3Words** ///javelin.snoring.amplified

**Directions** From the Hackney and 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, number 9 can be located on the right hand side.

**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).



Bedroom One



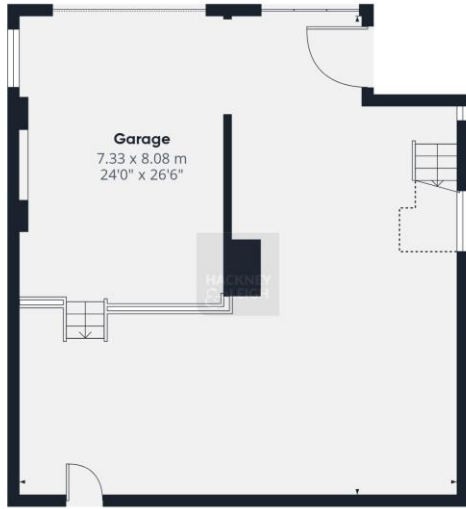
Bedroom Two



Garage



9 The Spinney



<b>Approximate total area<sup>(1)</sup></b>	146.2 m <sup>2</sup> 1574 ft <sup>2</sup>
<b>Balconies and terraces</b>	13.1 m <sup>2</sup> 141 ft <sup>2</sup>
<b>Reduced headroom</b>	1.5 m <sup>2</sup> 16 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 15/05/2026.