



2 Arnbarrow

Sandside



WATERHOUSE
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2 Arnbarrow Sandside

Freehold £895,000

A truly exceptional four-bedroom home, full of character and charm, offering spacious and beautifully presented accommodation throughout. Enjoying a bright, sunny aspect from sunrise to sunset, this is a property that feels genuinely special, with outstanding open views across the estuary towards the Lakeland fells. The ground floor is centred around a superb open-plan kitchen, dining, and living space—the true heart of the home—where a wall of bi-fold doors opens effortlessly onto the garden, perfectly framing the views and creating a seamless indoor-outdoor connection. An impressive yet welcoming living room showcases original wood-paneled walls and ceiling, complemented by a cosy log-burning stove, while a further snug, luxurious shower room, and practical utility room add flexibility and convenience. Upstairs, there are four bedrooms, three enjoying stunning estuary views and one benefitting from a balcony, all served by a beautifully appointed bathroom with a zoned wet room. A range of cellar rooms on the lower ground floor provide excellent storage and practical space. The gardens are a particular highlight, featuring a formal front lawn with a central fountain that enhances the sense of tranquillity, alongside far-reaching views and spectacular sunsets. Thoughtfully designed outdoor areas include a hot tub space, raised natural rockery, and an elevated patio off the kitchen, ideal for al fresco dining. To the rear, a large patio overlooks the adjoining woodland beyond, offering a peaceful and private retreat. The property is further enhanced by a detached garage with store room and ample parking for multiple vehicles. Sandside is ideally located on the edge of Storth, a picturesque village that boasts a Post Office and integrated community shop and a well-regarded primary school. The village has a vibrant community with several local groups and societies ranging from play groups to an amateur dramatics society and offers various other activities within the Village Hall. Sandside is also within close proximity to both Arncliffe and Milnthorpe with Milnthorpe offering a Booths supermarket, two doctors surgeries, two dentists and a wide range of further amenities. There are good transport links from nearby Arncliffe with a train station, a bus route and the M6 motorway is just a 15 minute drive away.





GROUND FLOOR

Hallway - Entering the house, you are welcomed by the generous hallway with a thoughtfully designed initial open area—ideal for removing shoes and coats after refreshing walks along the estuary. The space is enhanced by luxurious underfloor heating, creating a warm and inviting first impression. From here, there is access to the utility room, which in turn leads to the cellar rooms, as well as to the main ground-floor accommodation. Two built-in storage cupboards provide practical, clutter-free living, while elegant French doors open seamlessly onto the gardens, effortlessly blending indoor and outdoor spaces.

Kitchen/ diner/ living room - A truly exceptional space, forming the heart of the home. This impressive open-plan area beautifully combines a superbly appointed kitchen, ample space for a large dining table, and a comfortable seating area for relaxation. A stunning wall of bi-fold doors, complete with electric blinds, opens seamlessly onto the formal gardens, flooding the room with natural light and creating a wonderful connection between indoor and outdoor living. The kitchen is fitted with an extensive range of bespoke solid wood cabinetry and features a full suite of integrated appliances, including an oven, warming drawer, microwave, five-ring induction hob with a striking self-rising extractor, large fridge, large freezer, wine rack, and coffee machine. A central island provides a striking focal point, as well as additional storage and worktop space. The dining area easily accommodates a table for eight, while the adjacent living space offers plenty of room for sofas—perfect for both entertaining and everyday relaxation.

Living room - Original oak panelling envelops the walls and ceiling, creating a strong connection to the home's rich history. A large log-burning stove provides warmth and serves as an impressive focal point within this generous, grand-feeling space. Dual-aspect views of the gardens flood the room with natural light, while charming window seats—complete with handy shelving beneath—offer both comfort and practicality. Despite its scale, the room remains wonderfully cosy and inviting, making it the perfect place to relax and spend time.

Snug - An additional and versatile living space, currently used as a snug/ second living room, yet equally well-suited as a home office or play room. Large windows beautifully frame views of the gardens, stretching out towards the estuary and distant fells, creating a light-filled and inspiring setting.

Shower room - A truly magnificent and luxurious room. The spacious walk-in shower, set on a raised level, features a mains-fed rainfall shower head for a spa-like experience. There is a WC and hand basin, along with a deep built-in cupboard, ideal for storing towels and toiletries. A heated towel rail adds both comfort and practicality, completing this beautifully appointed space.

Utility room - Located just off the entrance hallway, this practical space offers room for a washing machine and dryer, along with ample hanging for coats and bags. A tiled floor ensures durability, while a staircase provides access to the cellar rooms below.



FIRST FLOOR

Bedroom 1 - A generously sized principal bedroom, featuring dual-aspect sash windows that capture the wonderful views across the estuary to the Lakeland fells beyond. Filled with natural light, the room enjoys a bright and airy feel, while a window seat with built-in shelving beneath provides both a charming feature and useful storage.

Bedroom 2 - A spacious, bright and airy double bedroom, enjoying wonderful elevated views across the estuary. A built-in cupboard provides excellent storage, helping to maintain a clean and clutter-free space.

Bedroom 3 - A well-proportioned single bedroom, ideal as a guest room, nursery, or a stylish dressing room.

Bathroom - The principal area features a stunning roll-top bath with a separate tap, alongside a WC and hand basin. A walk-in, zoned wet room area (1.17m x 2.35m) houses a shower with body jets and a rainfall head, creating a luxurious, spa-like experience. Gloss tiled flooring enhances the sense of opulence, complemented by a heated towel rail and radiator. Flooded with natural light,



the space is beautifully finished with feature half-height wood-panelled walls, adding both character and charm.

Landing - A generous landing provides access to all first-floor rooms, creating a light and spacious feel. At the far end, a floor-to-ceiling built-in cupboard with fitted shelving offers excellent storage and practical organisation.

Bedroom 4 - A bright double bedroom, enhanced by three Velux windows that invite an abundance of natural light. French doors open onto a balcony, perfectly framing the beautiful estuary views beyond and creating a wonderfully tranquil retreat.

LOWER GROUND FLOOR

Cellar rooms - On this floor, several rooms provide versatile storage space, with lighting present. The main room features a large, characterful stone slab table, and all the rooms are easily accessed via the main staircase from the hallway. Ideal for wine storage, household items, or for general use, it offers both practicality and convenience.

Garage

A generously sized garage features a timber concertina door to the front and a rear window that invites natural light, making it an ideal space to use as a workshop. Adjacent is a secure storage area, perfect for housing garden machinery, outdoor furniture, or bicycles, offering both practicality and versatility.

Externally

A block-paved parking area sits to the side of the property, with additional space in front of the garage for further vehicles if required. A welcoming path leads to the front door, while a further pathway from the side opens onto a spacious paved area—ideal for outdoor seating, bin storage, or additional parking. From here, there are views towards the owned woodland beyond, complete with striking natural limestone outcrops.

The front garden is a true delight, centred around an elegant water feature that brings a tranquil, relaxing atmosphere to the space. The outlooks are simply wonderful, stretching across the estuary to the Lakeland fells beyond. Designed with both beauty and versatility in mind, the garden offers a variety of areas to enjoy, including a charming rockery, a hardstanding area with a hot tub, and a raised patio directly outside the kitchen—perfect for entertaining. Altogether, the grounds evoke a classic country house feel, with spaces to suit every occasion.

Useful Information

House built - 1863.

Tenure - Freehold.

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

Heating - Oil fired boiler and central heating and underfloor heating.

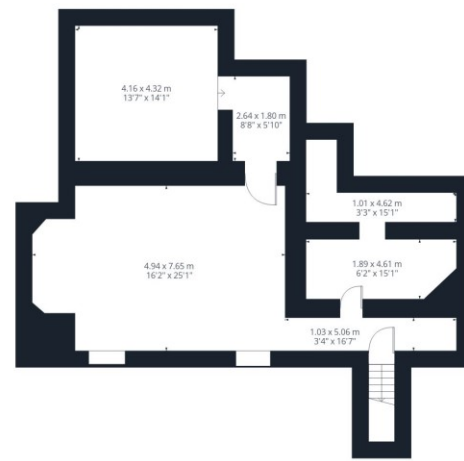
Drainage - Mains.

New roof in 2010.

What3Words location - [///immune.shelter.headlines](https://www.what3words.com/immune.shelter.headlines).







Lower ground floor



Ground Floor

Floor 1



Approximate total area⁽¹⁾

326.8 m²
3519 ft²

Balconies and terraces

45.6 m²
491 ft²

Reduced headroom

3.6 m²
38 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.

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