



Arnside

£475,000

Selwyn, 20 Black Dyke Road, Arnside, Cumbria, LA5 0HJ

Perched in an elevated position with commanding panoramic views, Selwyn is a character-filled semi-detached home that combines charm, space, and location.

The property offers four bedrooms, two reception rooms, a spacious kitchen/dining area, a large bathroom, and a versatile basement. Ideally situated within easy reach of the village, railway station, and within walking distance of the promenade and village primary school, this is a rare opportunity to own a distinctive home in an excellent location.

Quick Overview

- Far Reaching Panoramic Views
- Substantial Elevated Edwardian Home
- Four Bedrooms, Two Reception Rooms
- Beautifully Presented
- Close to Local Amenities
- Smart Home Features
- Within Walking Distance to the Village Primary School
- Additional 'Secret Garden'
- Nearby Bus, Rail and M6 Links
- Ultrafast* Broadband Available



4



1



2



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Ultrafast*
Broadband



On Road
Parking

Property Reference: AR2632



Selwyn Entrance



Kitchen



Kitchen Diner



Dining Room

Occupying an elevated position, this charming and versatile home enjoys an enviable outlook and a thoughtfully designed interior that blends timeless character with contemporary living. Accessed via steps leading up to the side of the property, the entrance hall welcomes you with a sense of space and warmth.

To the front of the property, the living room is a standout feature. An expansive bay window floods the room with natural light and showcases uninterrupted panoramic views-an ever-changing backdrop to everyday life. The room is tastefully styled, with elegant ceiling coving, a traditional wooden mantelpiece, and modern yet homely décor that enhances the character of the space.

From the entrance hall, you step into the dining room, currently used as a playroom. This flexible space could easily serve as a formal dining room, second sitting room, or study depending on your needs. It also includes a practical built-in storage cupboard-ideal for toys, books, or home office supplies.

At the rear of the property is the heart of the home: a bright and spacious kitchen diner. With multiple windows overlooking the side garden and a large Velux window overhead, this room is bathed in natural light throughout the day. It features high-quality solid wood cabinetry paired with granite worktops, white tiled splashbacks, and a classic Belfast sink, all complemented by stylish wooden flooring.

There is ample space for an upright fridge freezer and, by separate negotiation, a premium Rangemaster Nexus range cooker with multiple ovens, a five-ring gas hob, and a hot plate-perfect for cooking enthusiasts and family gatherings. The adjoining dining area offers plenty of space for a large table and is fitted with an upright radiator and a discreet cupboard housing the Valliant gas boiler, along with extra storage.

Adding a modern edge to the home, the kitchen is equipped with smart technology, including an integrated Amazon Alexa system in the ceiling, smart light switches, and a sophisticated Honeywell heating system that allows individual control of each radiator, ensuring comfort and efficiency throughout the home.

To the rear of the kitchen, you'll find a separate utility space and cloakroom with stylish vinyl flooring. This practical area offers plumbing and space for a washing machine and tumble dryer, a fitted worktop, and a separate WC-ideal for busy family life. A rear door provides convenient access to the side and rear garden, making it easy to enjoy outdoor living.

Heading upstairs to the first floor, the principal bedroom is positioned at the front of the property and enjoys magnificent, far-reaching views through large windows to both the front and side. The room is light, airy, and tastefully decorated, offering a peaceful retreat at the end of the day.



Elevated Views



Living Room



Bedroom One



Bedroom Three



Bedroom Two



Bedroom Four / Study / Home Office

Across the landing is the elegant four-piece family bathroom. Generously proportioned and beautifully styled, it features a freestanding roll-top bath, a separate enclosed shower, a pedestal hand wash basin, and a traditional high-level toilet with a pull-cord flush-bringing classic design flair to a functional family space.

A spacious landing with ample built-in storage leads to a dedicated home office/study. This unique and tranquil room benefits from a large Velux window, rich hardwood flooring, lime-washed walls, and traditional Japanese tatami mats-making it an ideal spot for remote working, reading, or yoga.

On the second floor, two further bedrooms complete the main living accommodation. Both feature dormer windows that add character and charm, with Bedroom 3 offering elevated views across the surrounding area-ideal as guest rooms, children's bedrooms, or creative spaces.

Beneath the main house, a basement area provides generous additional storage and offers exciting potential for further development, subject to the necessary planning consents.

To the side and rear of the property lies a charming, private walled garden-an ideal space for relaxation, outdoor dining, or cultivating your own plants and flowers in a peaceful setting.

Just across the road, down a quiet lane, there is a detached double garage that offers excellent potential, although it currently requires some renovation and repair. Beyond and to the side of the garage, you'll discover a hidden gem: a secluded "secret garden" tucked away from view. This tranquil outdoor space holds great promise and could be transformed into a productive vegetable patch, a delightful orchard, or simply a serene retreat where you can enjoy nature and perhaps even grow your own fresh produce.

This is a truly special home that combines period charm, stunning views, and modern functionality in a sought-after setting. It's perfect for families, professionals, or anyone seeking a unique and well-equipped home in a commanding position.

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 14' 2" x 13' 1" (4.32m x 3.99m)

Dining Room 14' 2" x 11' 5" (4.32m x 3.48m)

Kitchen Diner 20' 1" x 11' 4" (6.12m x 3.45m)

Cloakroom/Utility Room

Bedroom One 14' 2" x 9' 11" (4.32m x 3.02m)

Family Bathroom

Study / Home Office / Bedroom Four 10' 7" x 10' 7" (3.23m x 3.23m)

Bedroom Two 14' 3" x 11' 3" (4.34m x 3.43m)

Bedroom Three 14' 3" x 10' 3" (4.34m x 3.12m)

Basement 16' 1" x 13' 8" (4.9m x 4.17m)

Double Garage 15' 8" x 15' 6" (4.78m x 4.72m)



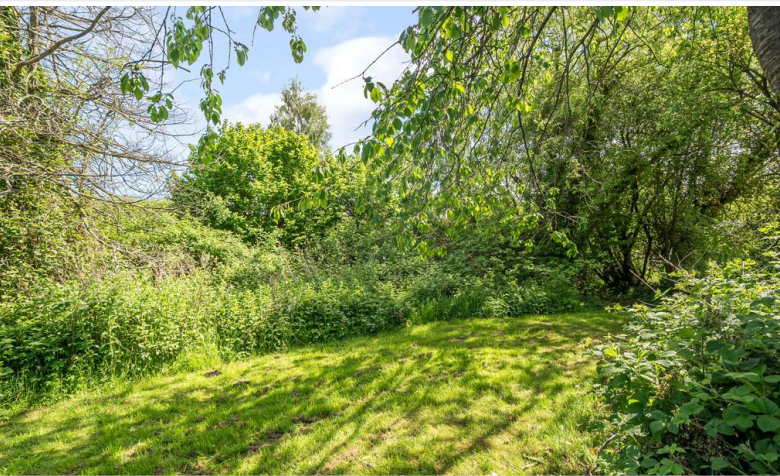
Selwyn Entrance



Selwyn



Elevated Views



'Secret Garden'



Ordnance Survey 00474081

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E Westmorland and Furness Council

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Entering Arnside under the railway bridge turn left onto Black Dyke Road and Selwyn can be found on the right just after the row of bungalows.

What3Words ///eyelash.neutron.sinkhole

Viewings Strictly by appointment with Hackney & Leigh.

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Meet the Team

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Black Dyke Road, Arnside, Cumbria, LA5

Approximate Area = 1766 sq ft / 164 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Garage = 243 sq ft / 22.5 sq m

Total = 2115 sq ft / 196.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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