WATERHOUSE
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Heathwaite – Arnside



Heathwaite – Arnside

Freehold £445,000







Features

- Exceptional position overlooking adjoining open parkland
- Spectacular Kent Estuary and Lake District mountain views from both rear bedrooms
- Park entrance immediately beside the driveway
- Arnside Primary School approximately 20 metres away
- Three-bedroom semi-detached family home
- Spacious bay-fronted living room and principal bedroom

Heathwaite is an attractive three-bedroom semi-detached family home, occupying an enviable position on Church Hill in the picturesque coastal village of Arnside, enjoying beautiful views across the Kent Estuary towards the Lakeland fells, alongside open parkland to the front. The property is entered via a welcoming porch leading into a bright hallway with stairs to the first floor and useful understairs storage. The spacious, bay-fronted living room enjoys pleasant views across the neighbouring parkland, with an attractive feature fireplace creating a cosy focal point. To the rear, the generous kitchen/dining room provides an ideal space for family life and entertaining, fitted with a range of wall and base units, a Belfast sink overlooking the garden, Belling gas oven, extractor hood and built-in fridge freezer. There is ample space for a dining table, an additional area with potential for utility use and a useful side porch providing access to the rear garden. To the first floor are three bedrooms, a family bathroom, separate WC and loft access. The principal bedroom features a large bay window overlooking the park and excellent built-in storage, while the second double bedroom enjoys wonderful estuary views. The third bedroom offers flexibility as a child's bedroom, guest room or home office. The family bathroom comprises a panelled bath with mains-fed shower over, wash hand basin and heated towel rail. Externally, the property benefits from a driveway, garage and established front planting. The enclosed rear garden features a lawn and raised patio areas, providing an ideal setting for outdoor dining and relaxation while enjoying the delightful estuary views. Situated immediately beside the entrance to the adjoining parkland and approximately 20 metres from Arnside Primary School, Heathwaite offers an appealing combination of scenic surroundings, practical family accommodation and a convenient village location.









GROUND FLOOR

Entrance Porch - The property is approached via a driveway and entered through a welcoming entrance porch, providing a practical space for coats and shoes. An attractive feature glazed window allows natural light to filter through, creating a bright and inviting entrance.

Hallway - A bright and welcoming hallway with stairs leading to the first floor and access to the living room and kitchen/diner. A generous understairs cupboard provides useful additional storage.

Living Room - The spacious front-facing living room is a particularly attractive feature of Heathwaite, with an elegant curved bay window allowing plenty of natural light to fill the room while enjoying pleasant views across the neighbouring parkland and mature trees. An attractive feature fireplace creates a cosy focal point, making this a welcoming space to relax and unwind.

Kitchen/Dining Room - Positioned to the rear of the property, the spacious kitchen/dining room offers a practical and sociable space for everyday family life and entertaining, with ample room for a dining table and an additional seating area centred around an attractive feature fireplace. The kitchen is fitted with a range of wall and base units, complementary worktops and splashback tiling, together with a traditional Belfast sink overlooking the rear garden. Appliances include a Belling gas oven with extractor hood above and a built-in full-height fridge freezer. An additional area off the kitchen







provides excellent potential for a utility space, with room for a washing machine and tumble dryer, alongside a window offering natural light and ventilation.

Side Porch - A practical side porch with direct access into the kitchen and a further door leading out to the rear garden, providing a convenient entrance for everyday use and easy access to the outdoor space.

FIRST FLOOR

Landing - The landing provides access to the bedrooms, bathroom and separate WC, with a loft hatch offering access to the loft space.

WC - A first-floor WC fitted with a toilet and wash basin, with splashback tiling for a neat finish.

Principle Bedroom - The generously proportioned principal bedroom is a spacious double positioned to the front of the property, featuring an impressive curved bay window that enjoys lovely views across the adjoining parkland and surrounding village landscape. The room benefits from an abundance of natural light, with extensive built-in storage adding to its practicality.

Bedroom Two - The well-proportioned second double bedroom is positioned to the rear of the property and enjoys spectacular views across the Kent Estuary towards the distant mountains of the Lake District. A large window fills the room with natural light, framing an ever-changing panorama shaped by the tides, shifting light and weather. There is ample space for bedroom furniture, making this a peaceful and particularly appealing room.

Bedroom Three - Bedroom three also enjoys beautiful views across the Kent Estuary towards the Lakeland fells, offering a versatile space that could be used as a child's bedroom, guest bedroom, nursery or home office.

Bathroom - The family bathroom is fitted with white wall tiles and comprises a panelled bath with mains-fed shower over, wash hand basin, WC and heated towel rail. A frosted window provides natural light while maintaining privacy, along with ventilation.

Externally - To the front, the property is approached via a driveway with attractive stone pillars and established boundary planting, providing off-road parking and access to the garage, which offers useful storage. A particularly appealing feature is the adjoining parkland, with the entrance situated immediately beside the driveway, providing convenient access to the open green space and an attractive outlook rarely found in such a setting. To the rear, the enclosed garden features a lawned area and raised patio areas, offering plenty of space for outdoor relaxation, family use and entertaining. Traditional stone boundary walls and established greenery complement the character of the surroundings while providing a good degree of privacy. Beautiful views across the Kent Estuary towards the Lakeland fells create a wonderful backdrop, making this an ideal spot for outdoor dining and enjoying the scenery.

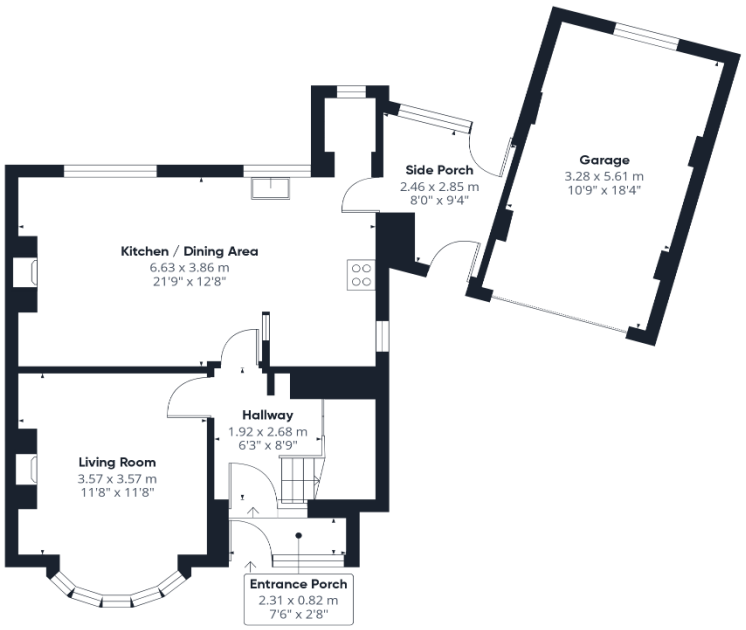
Garage - The garage features an electric up-and-over door, a window allowing in natural light and a separate side door providing access from the rear garden. Offering a versatile space, it is ideal for use as a workshop, hobby room or for additional storage.

Useful Information

Tenure - Freehold.
Council tax band - D (Westmorland & Furness Council)
Heating - Gas boiler
Drainage - Mains
What3Words location - ///books.doubt.beeline.



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Ground Floor



Floor 1



Approximate total area(1)

114.5 m²

1231 ft²

(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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