



Hill House
30 Briery Bank | Arnside | LA5 0ED

 FINE & COUNTRY



Welcome to Hill House, 30 Briery Bank, Arnside, LA5 0ED

Hill House is a distinguished period residence occupying a delightfully private setting within the protected Arnside & Silverdale National Landscape, just moments from the Kent Estuary and the heart of one of Cumbria's most sought-after coastal villages. Arnside offers an enviable lifestyle, with independent shops, welcoming cafés, traditional pubs, excellent walks, a railway station and a picturesque promenade, all framed by spectacular views of the estuary and Lakeland fells.

Dating from the 1750s, when the original building served as a chandlery supplying ships bound for the once-thriving port of Milnthorpe, Hill House has evolved into a substantial and characterful family home. Extended during the 1850s, it retains an exceptional wealth of period features, including stripped pitch pine joinery, original stone fireplaces, high ceilings, tall windows and an impressive staircase, all beautifully complemented by generous, light-filled rooms.

Offering four reception rooms, five double bedrooms, extensive gardens with orchard and productive vegetable plots, a field, versatile outbuildings and a wonderfully private setting, Hill House presents a rare opportunity to enjoy an extraordinary period home where history, space and modern family living exist in perfect harmony. In total, c.1.31 acres.

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We bought the property in 1995 and at the time the renovation was a mammoth project for us, we revealed original features along the way, such as the fireplaces. The previous owners had been there since 1947 and substantial upgrading was needed. Even the garden needed discovering as it was incredibly overgrown. We created the vegetable garden and planted the orchard, we've apples, mainly eating, and Lyth Valley damson trees.

For us it was all about the lifestyle of the garden and field. The field was wonderful for letting the children and dog spread out and over the years we've had ponies too. A friend's sheep now keep the grass down for us.

For children it's a great location, across the bridleway is the village playing field and we can be down on the beach in no time. Our children could walk to primary school. It's central, but very private.

We brought up our family here and have absolutely loved being here, but it's time to move on and allow another family to enjoy it.



Location

Perfectly positioned within the protected National Landscape of Arnside & Silverdale, Arnside is one of Cumbria's most cherished coastal villages, where lifestyle is shaped by breathtaking scenery and a welcoming community. Overlooking the Kent Estuary, the village is renowned for its spectacular sunsets, abundant wildlife and ever-changing coastal views. Life in Arnside is relaxed, with a charming parade of independent shops lining the promenade alongside inviting cafés, traditional pubs and the village's much-loved fish and chip shop, a firm favourite with locals and visitors alike. Whether enjoying coffee overlooking the estuary, meeting friends for lunch or dining beside the water, there is an enviable choice of places to unwind.

The attractive promenade provides the perfect setting for leisurely strolls, while nearby pathways lead to the shoreline, woodland walks and the surrounding fells, offering endless opportunities for walking, cycling and exploring the outstanding natural beauty of the area. Access to the beach and estuary makes it equally appealing for those who simply enjoy spending time by the water.

Despite its peaceful setting, Arnside is exceptionally well connected. The village railway station provides direct services along the scenic Cumbrian Coast and to Lancaster, with onward connections to Manchester and London, making it an ideal destination for commuters, second-home owners and those seeking a slower pace of life without compromising on convenience. Combining coastal charm, everyday amenities and outstanding natural surroundings, Arnside offers a truly enviable place to call home.

Setting the scene

Steeped in history and rich in original character, this distinguished home traces its origins to the 1750s and appears in very early maps of Arnside. Originally the front section served as a chandlery supporting the ships that once sailed the Kent Estuary to the thriving port of Milnthorpe. The property was extended during the 1850s with the addition of the rear wing, creating the generously proportioned home enjoyed today. Throughout, a remarkable collection of period features has been carefully preserved including the warm honeyed hues of stripped pitch pine joinery featuring panelled and boarded doors, skirting boards, architraves, original alcove cupboard and shelving, and an impressive staircase with its substantial balustrade. Original stone fireplaces form striking focal points within the three principal reception rooms, where multi-fuel stoves in the sitting room and living room provide warmth and atmosphere, while the dining room benefits from the convenience of a gas stove. Two bedrooms have feature period fireplaces adding to character. High ceilings and tall windows enhance the sense of light and space, ensuring the home's timeless elegance is matched by an inviting and comfortable ambience.







The Grand Tour

A light filled entrance vestibule provides a fitting welcome, the front door features coloured and leaded glass side panels and frames a view of the garden. Stepping into the hall, the home's impressive proportions become immediately apparent, with ample space for welcoming guests and practical under-stair storage; there's room for coats and everyday essentials.

The principal reception rooms enjoy a wonderful west-facing aspect, overlooking the mature gardens and capturing the afternoon and evening light. The sitting room and adjoining living room each centre around beautiful original stone fireplaces, creating warm and inviting spaces for both entertaining and family time. Beyond the living room, a contemporary wet room has been introduced, offering versatility and the potential to create a ground floor bedroom suite if desired.



The dining room provides a wonderful setting for family gatherings and celebrations before flowing into the kitchen. Practicality is equally well considered, with a substantial walk-in pantry offering extensive shelving and fitted storage cupboards, while a separate laundry room, housing the boiler, provides generous space for household tasks and has proved particularly useful as a drying room. From the dining room, a rear vestibule leads to a cloakroom, while a spacious home office, complete with an entire wall of floor to ceiling fitted cupboards and a gas fire, offers a great workspace with direct access to the rear porch.

Ascending the substantial staircase, a half landing is illuminated by a striking tall leaded window with coloured glass, perfectly positioned to welcome the morning sun from its easterly aspect. A short flight of stairs leads to the family bathroom, while the main staircase continues to a spacious first floor landing. The layout of stairwell and landing is airy and naturally well lit.



The first floor offers five generously proportioned double bedrooms, reflecting the scale and elegance found throughout the home. Three enjoy a west facing outlook across the gardens and surrounding landscape, while two also benefit from the added luxury and convenience of modern ensuite shower rooms, creating comfortable and private accommodation for family members or visiting guests.

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The wet room was created latterly when we needed a ground floor bedroom. It worked very well as the doors proved wide enough for a wheelchair.

Step Outside

Approached via a private driveway that passes Hill House's field, complete with its own gated vehicular access, the property enjoys an idyllic sense of arrival before opening to a generous parking area conveniently sited beside the house. The beautifully established gardens offer both privacy and practicality, creating an exceptional outdoor environment for families, keen gardeners and those who simply appreciate peaceful surroundings.

A gated front garden provides reassurance for parents of young children and dog owners alike, enclosing a broad, gently sloping lawn with abundant space for games, trampolines, climbing frames or simply relaxing in the sunshine. Mature trees frame the garden, creating a wonderfully secluded setting, while a limestone rockery, planted with a variety of established shrubs and perennials, adds texture, colour and seasonal interest.

Beyond the lawn lies a charming enclosed orchard, where mature apple and damson trees promise blossom in spring and homegrown fruit later in the year. A pathway leads across the front of the house, broadening to form a sheltered west-facing terrace outside the living room, an idyllic spot for afternoon tea or evening drinks as the sun sets. Continuing around to side door into the pantry and kitchen, a second seating area enjoys close proximity to the productive vegetable and herb gardens, greenhouse and small pond, creating a delightful space for outdoor dining surrounded by nature.

To the rear, an attractive courtyard offers further parking potential and is complemented by a substantial traditional outbuilding, thoughtfully divided into a single garage, workshop and former loose box. Whether required for secure storage, gardening equipment, creative pursuits, hobbies or potential workspace, these versatile buildings provide an invaluable extension to the home's already impressive amenities.

Beautifully established and wonderfully private, the gardens offer an exceptional balance of recreation, productivity and tranquillity, providing an enchanting setting in which to enjoy every season.

Power and light to the outbuildings. External lights, power and water taps.



FURTHER INFORMATION

On the Road

Carnforth	9.2 miles
Kendal	11.8 miles
Kirkby Lonsdale	13.1 miles
Lancaster	16.0 miles
Windermere	19.3 miles
Manchester	66.5 miles

Transport links	
M6 J36	8 miles
M6 J35	9 miles
Arnsdale station	0.9 miles
Oxenholme railway station	11.4 miles
Lancaster railway station	16.6 miles
Manchester airport	76.0 miles
Liverpool airport	81.1 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the laundry.
Electric underfloor heating in the two ensuite shower rooms.
RING doorbell.

Westmorland and Furness Council – Council Tax band F

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](https://www.nationalrail.co.uk) for further details.

13mins	Lancaster
1 hr, 4 mins	Manchester (Picadilly)
2 hr, 47 mins	London (Euston)
2 hr, 4 mins	Edinburgh

Directions

What3words /// rockets.tipping.inspects

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Stoves 4 ring gas hob, Stoves double electric oven with grill.

Available by way of further negotiation are the free-standing appliances comprising the Bosch dishwasher, AEG tall freezer, Ice King freezer, Indesit washing machine, and the bookcase in the living room.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Restrictions, Please Note

The first section of drive is shared by three properties; Hill House, Hill Cottage and Orchard House with shared upkeep responsibilities.

A restrictive covenant prohibits use as a business and requires the house to be a single private residence. A second covenant stipulates no parking of lorries, caravans or boats, the vendor advises us that they've parked a caravan and horsebox on site for over 30 years.

Places to visit

Local historic houses to visit – Levens Hall, Leighton Hall and Holker Hall. Sizergh Castle, Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust), Blackwell - the Arts & Crafts house at Bowness on Windermere, Brantwood at Coniston

In Lancaster, Kendal and the Lake District there are a selection of historic buildings open to the public, museums and galleries
Live theatre: The Brewery in Kendal, The Victoria Wood Theatre in Bowness on Windermere, Staveley Roundhouse, The Heron Theatre in Beetham and The Dukes and Grand in Lancaster

Cinema: Lancaster, Kendal and Ambleside

The Brockhole Lake District Visitor Centre, Windermere

Lake cruises on Windemere and Coniston Water

Steam railways - Lakeside and Haverthwaite, Ravenglass and Eskdale

Aquarium of the Lakes, Lakeside

Sport and recreation

There is a fantastic choice of cycling routes, ranging from scenic loops to challenging climbs

Gyms and pools at Silverdale, Warton, Kirkby Lonsdale, Carnforth and Kendal Leisure Centre

Diving and open water swimming at Capernwray Diving Centre

Local cricket, football, rugby and bowling clubs

Parkrun on a Saturday morning at Williamson Park in Lancaster or on Morecambe Promenade

Golf clubs – Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale

Cartmel Racecourse, a small National Hunt course with nine race days annually

RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sailing and boating on Windermere, Coniston and Ullswater

Crabtree Clay Shoot, Lupton



Places to eat

Informal dining, cafes and pubs

There are two pubs in the village and a choice of cafes including the locally famous fish and chip establishment which offers eat in, take away and home delivery.

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster

L'Enclume and Rogan and Co (both in Cartmel)

Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great walks nearby

The owner walks every day and has a choice of routes from the door; up Arnside Knott to enjoy the views or down to the beach and along the shoreline for the sea air. Nearby there is also the famous Fairy Steps, a natural limestone rock formation and walking trail on Beetham Fell.

The Cross Bay walks, organised for local charities and occurring in the summer months depart from Arnside and are exceptionally well attended.

Set within the protected National Landscape of Arnside and Silverdale there is extensive local countryside to explore.

On top of this there is much open countryside within easy reach for day trips including the National Parks of the Lake District and the Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland.

Schools

Primary

Silverdale St John's CoE Primary School

Yealand CoE Primary School

Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Independent schools - Windermere Junior School, Sedbergh Preparatory School (Casterton) and Giggleswick Preparatory School

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School

Ripley St Thomas CoE Academy

Our Lady's Catholic College

Carnforth High School

Dallam School, Milnthorpe

Queen Elizabeth School and QEstudio, Kirkby Lonsdale

Independent schools - Windermere School, Sedbergh School and Giggleswick School

Further Education

Lancaster and Morecambe College

Kendal College

Myerscough College

Lancaster University

University of Cumbria (Lancaster campus)

Hill House

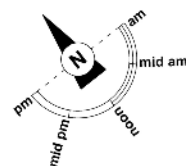
Approximate Gross Internal Area

House - 2519 sq ft - 234 sq m

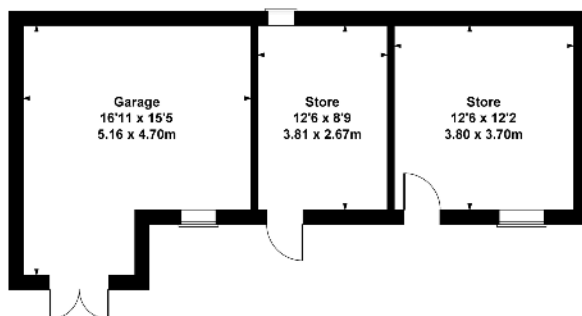
Garage - 226 sq ft - 21 sq m

Outbuilding - 269 sq ft - 25 sq m

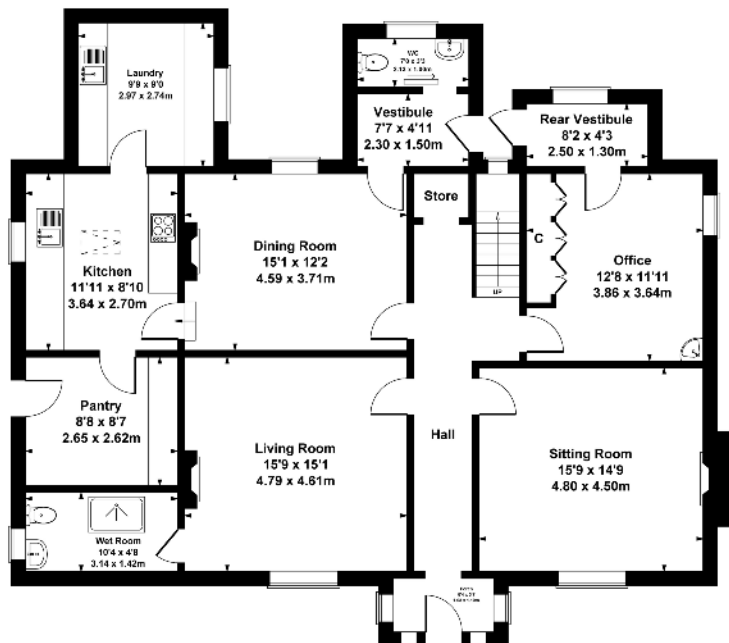
Total - 3014 sq ft - 280 sq m



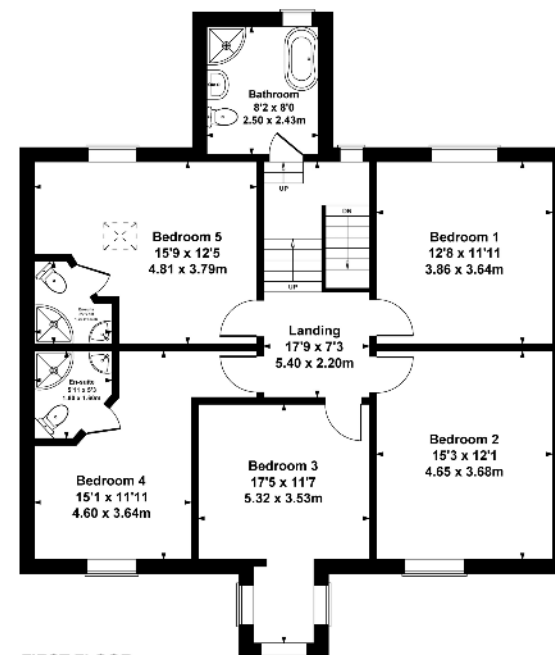
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	73 C
39-54	E		
21-38	F		
1-20	G		

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

Fine & Country Lakes & North Lancs
Tel: 01524 380560
sales@fineandcountry-lakes.co.uk

