



Langdale, 43 Redhills Road

Arnside



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Langdale Arnside

Freehold £825,000

Langdale is a beautiful, spacious and highly versatile detached home, ideally positioned in a sought-after setting within the charming seaside village of Arnside, and thoughtfully retaining attractive Arts and Crafts style character features throughout. Arranged over four floors, this impressive property offers flexible living accommodation throughout, filled with natural light and complemented by beautifully maintained gardens, a generous driveway, and a detached garage. The ground floor provides an excellent flow of living space, featuring two substantial reception rooms with contrasting aspects, ideal for both relaxation and entertaining. A generous kitchen/diner forms the heart of the home, while the adjoining garden room and sun room enjoy delightful open views over the gardens, creating bright and inviting spaces to unwind. A practical utility room and a well-appointed ground floor shower room add further convenience. On the first floor, there are three well-proportioned double bedrooms with fitted storage, all benefiting from elevated views, alongside a fourth bedroom currently utilised as a home office. A stylish four-piece family bathroom completes this level. The second floor hosts a further fifth bedroom, offering additional flexibility for family living or guest accommodation. To the lower ground floor, a useful cellar provides excellent additional storage or potential for further use, enhancing the practicality of this already impressive home. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores - one being a few minutes walk away, a doctors surgery, pharmacy, a primary school, 2 pubs, a trendy new bar and eatery and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.





GROUND FLOOR

Entrance porch - A charming, light-filled entrance welcomes you into the home, featuring a tiled floor and an array of original doors and period details. From here, there is access to a well-appointed shower room and the main hallway.

Hallway - A charming hallway rich in original features, with a wooden staircase rising to the first floor and access to two reception rooms and the kitchen. Natural light pours down the staircase, beautifully illuminating the space, while a leaded window in the main living room allows additional light to filter through. A feature alcove provides an ideal spot for storage or displaying decorative pieces.

Living room - A wonderfully bright and inviting room, filled with an abundance of natural light and offering access to the garden room. A feature electric fire set on a sandstone hearth with matching surround creates an attractive focal point. There is ample space for the whole family to relax and enjoy time together.

Sitting room - Located at the front of the home, this additional dual aspect reception room features a charming bay window with views over the front garden, allowing natural light to fill the space. A feature electric fire sits within an original fireplace recess, complemented by a sandstone mantel. Versatile in its use, this room could serve as a formal dining room, a generous snug, or as a generous home office.

Kitchen - A well-equipped kitchen featuring an abundance of duck egg blue shaker-style cabinetry, beautifully handcrafted by English Hardwood Designs and complemented by granite work surfaces. There is ample central space to accommodate a dining table, creating a perfect setting for everyday meals and entertaining. Integrated appliances include a charming Aga range, electric oven, induction hob with extractor above, dishwasher, and two integrated fridges seamlessly built into the kitchen units. Two windows flood the room with natural light while offering views over the side garden. A door leads through to a walk-in pantry, complete with fitted shelving for essential storage and its own window to allow in further natural light.

Garden room - A fabulous addition to the home, enjoying open views over the rear gardens. A wall of folding doors spans one side, opening out to provide seamless access to the garden. Flooded with natural light, the space features a flagged floor and connects effortlessly to both the living room and sun room. An ideal spot to sit, relax, and take in the peaceful surroundings and garden views.

Sun room - Another delightful space from which to enjoy views over the rear garden, featuring a tiled floor and heating to ensure comfortable, year-round use.

Utility room - Conveniently located off the sun room and kitchen, this is an excellent utility space with room for both a washing machine and dryer. A sink overlooks the rear garden, and a storage cupboard helps keep everything neatly organised. A door provides direct access out to the garden.

Shower room - A practical and well-presented ground floor shower room, fitted with a quadrant shower cubicle with a mains-fed shower, WC, and hand basin. The space also benefits from a heated towel rail and an additional radiator for comfort. A built-in cupboard beneath the window provides discreet storage for toiletries, while the tiled floor and natural light create a bright and fresh feel with a striking red and white decor.

FIRST FLOOR

Bedroom 1 - A spacious and impressive principal bedroom, enjoying triple-aspect views and an abundance of natural light throughout. The room features two built-in wardrobes, along with a fitted corner cupboard and

dressing table, providing excellent storage and a practical dressing area with a wonderful view!

Bedroom 2 - A generous second bedroom enjoying elevated, dual-aspect views over the gardens. The room also benefits from two built-in wardrobes, providing excellent storage and helping to maintain a clutter-free space.

Bedroom 3 - A bright double bedroom enjoying lovely elevated views over the gardens. The room benefits from a built-in cupboard and a corner shelf, perfect for displaying decorative items.

Bedroom 4 - Currently utilised as a home office, this room is a well-proportioned single bedroom featuring front-facing views and a charming recessed alcove, ideal as built-in storage.

Bathroom - A spacious four-piece bathroom comprising a mains-fed shower cubicle, elegant roll-top bath, WC, and hand basin. The room features tiled flooring with nautical-themed splashbacks, along with a useful built-in storage cupboard.

SECOND FLOOR

Landing - A two-part staircase rises from the first to the second floor, featuring access to a loft space with a large area of boarded storage. A Velux window fills the area with natural light.

Bedroom 5 - A versatile additional room featuring a Velux window and a built-in storage cupboard. This space would work perfectly as a hobby room, office, games room, teenager's retreat, or a double bedroom.

LOWER GROUND FLOOR

Cellar - Perfect for additional storage and accessed from the entrance hallway, including space for a tall fridge freezer. The area benefits from good head height, fitted shelving, and the convenience of both light and power.

Garage - A fabulous detached garage featuring an up-and-over front door and a separate side door providing access to the rear garden. Two windows allow plenty of natural light, and both power and lighting are installed. Ideal for storage, parking, or as an excellent workshop space.

Externally

To the front, the property boasts a generous driveway with ample space for multiple vehicles, complete with an electric car charging point and accessed via metal gates. Attractive landscaped beds add colour and interest, beautifully framing the home. The rear garden offers a delightful space for both relaxing and entertaining, surrounded by mature, thoughtfully planted beds and borders, along with a variety of seating areas to enjoy. A central lawn provides an open aspect, while pathways gently meander throughout the garden.

Useful Information

House built - 1910.

Tenure - Freehold.

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

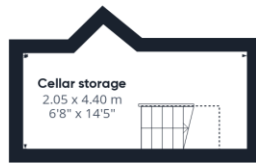
Heating - Gas central heating.

Drainage - Mains.

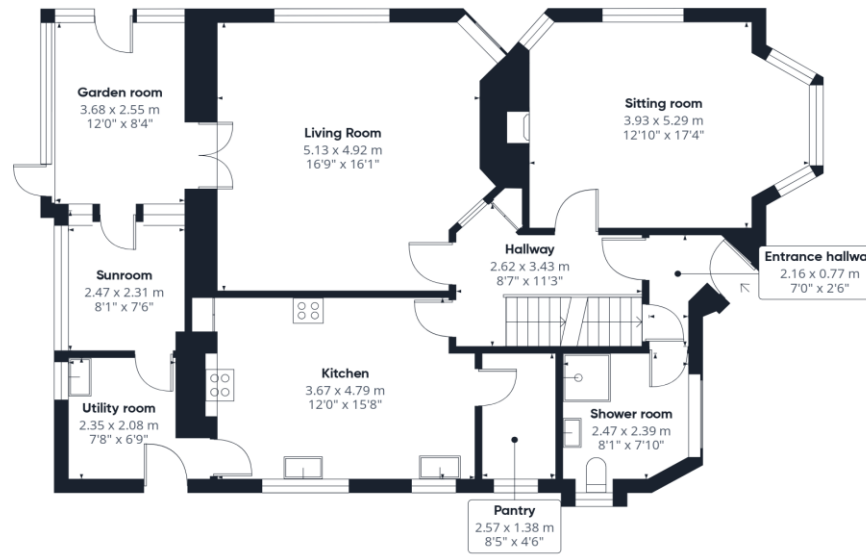
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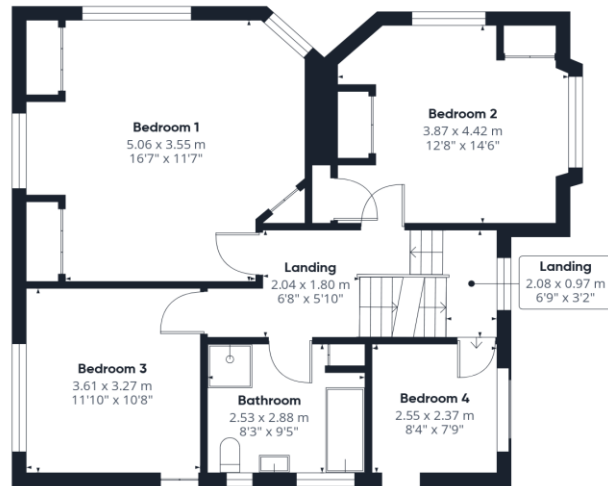




Ground Floor Building 1



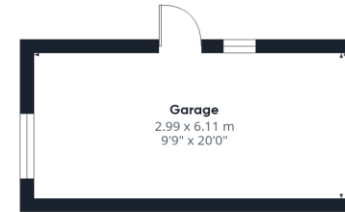
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

221.8 m²

2385 ft²

Reduced headroom

3.3 m²

36 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.

GIRAFFE360

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