



Arnside

£280,000

The Coach House, 10 The Promenade, Arnside, Cumbria, LA5 0HF

The Coach House, tucked away just off Arnside's promenade, presents an excellent opportunity as a first home or a low-maintenance holiday retreat.

Boasting a generous garage, an open-plan living and dining area with a newly fitted kitchen, bathrooms on both the first and second floors, and three bedrooms, the property is both comfortable and versatile.

This charming home is ready to enjoy while offering scope to personalise and make it your own.

Quick Overview

Semi Detached House

Living Dining Room

No Chain

Two Bathrooms

Three Bedrooms

Large Garage

Ideal Starter Home or Holiday Retreat

Close to Amenities and Train Station

Close to Local Amenities

Ultrafast Broadband Available*



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Ultrafast
Broadband*



Garage

Property Reference: AR2686



Living Dining Room



Kitchen Dining Room



Kitchen



Kitchen

Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscapes, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct. The village is popular among both locals and visitors for its scenic walks, including the Arnside Knott. The tidal bore, locally known as the "Arnside Bore," is another unique natural phenomenon that attracts attention. Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

The Coach House presents a practical and thoughtfully arranged layout set across three floors, offering well-proportioned and versatile living space.

The ground floor opens into a generous entrance hall, providing access to the upper floors, the integral garage, and a convenient cloakroom with WC. This area also offers useful storage space for coats, shoes, and everyday essentials, helping to keep the home organised.

On the first floor, the main living and dining area is bright and spacious, comfortably accommodating both seating and a dining table. Doors open onto a Juliette balcony, allowing in plenty of natural light and creating an airy feel. The newly fitted kitchen is fitted with a range of wall and base units with hardwood doors, complemented by decorative tiling and breakfast bar. It comes equipped with an integrated fridge, AEG oven and grill, electric hob with extractor hood, full sized dishwasher and a stainless steel one-and-a-half bowl sink with drainer, making it both functional and well-appointed. Also on this level, the bathroom includes a bath with overhead shower and screen, tiled splashbacks, WC, wash basin, and shaver point.

The second floor comprises three bedrooms. Bedrooms one and three are positioned at the front, with bedroom one benefiting from two Velux windows that enhance natural light. Bedroom three also features a Velux window. Bedroom two is located at the rear and includes two Velux windows, creating a bright and comfortable space. A further bathroom serves this floor, fitted with a bath and overhead shower with screen, tiled splashbacks, WC, and wash basin. Access to the boarded loft space with integral ladder.

Externally, while the property does not have a traditional garden, it is ideally situated within close proximity to the coast, offering easy access to outdoor leisure opportunities.

The integral garage is larger than average and includes a remote-controlled up-and-over door, electric car charging point, as well as lighting, power, plumbing for a washing machine, and built-in storage, providing excellent additional utility space.

Accommodation (with approximate dimensions)

Living Dining Area 21' 1" x 15' 6" (6.43m x 4.72m)

Kitchen 9' 0" x 6' 10" (2.74m x 2.08m)

First Floor Bathroom

Bedroom One 15' 4" x 10' 0" (4.67m x 3.05m)

Bedroom Two 13' 3" x 10' 6" (4.04m x 3.2m)

Bedroom Three 8' 11" x 7' 6" (2.72m x 2.29m)

Second Floor Bathroom

Ground Floor Cloakroom 7' 4" x 4' 8" (2.24m x 1.42m)

Garage 20' 11" x 15' 6" (6.38m x 4.72m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C Westmorland and Furness Council.

Tenure Freehold (Vacant possession upon completion).

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

Directions Follow the passageway between the Hackney and Leigh Arnside office and Phil Fallows Hairdressers and the Coach House is on the right hand side.

What 3 Words ///rinses.actual.listening

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two

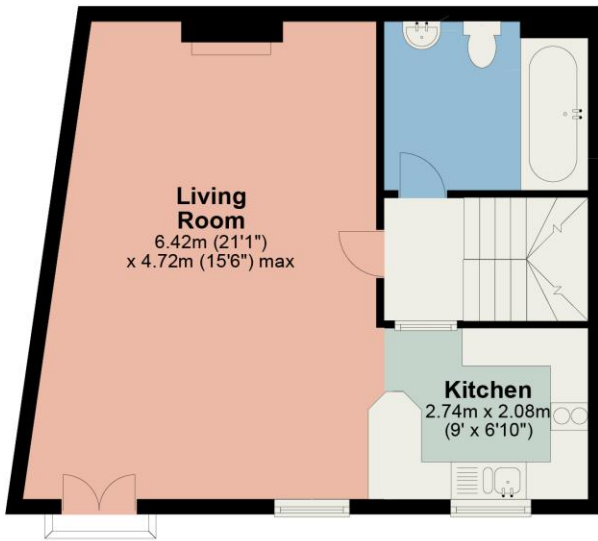


Bedroom Three

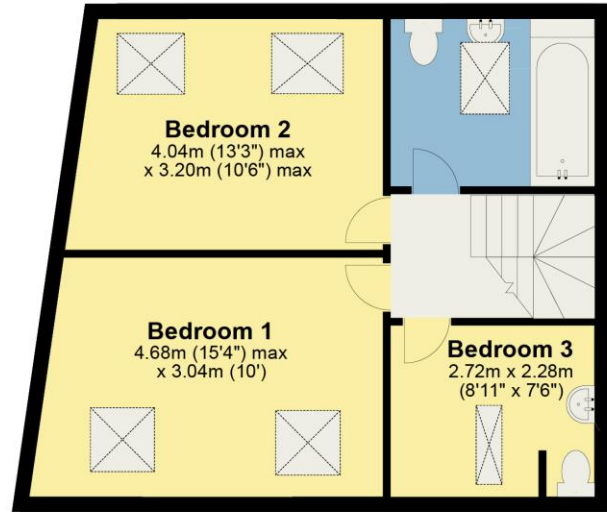


Bathroom

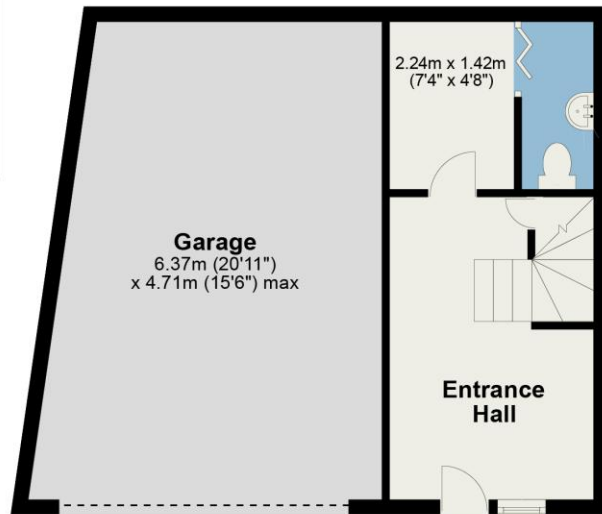
First Floor



Second Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:AR2551

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