



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Thirlmere - Arnside





Features

- Four bedrooms, the master with an en-suite shower room
- A generous amount of living accommodation
- A lovely open plan kitchen/ diner with a well equipped kitchen and log burner to the dining area
- A naturally bright home with stunning views over the rooftops to the estuary beyond

A wonderful four-bedroom semi-detached home, ideally situated just a stone's throw from the estuary in Arnside. This beautifully designed property offers well-planned accommodation throughout, with an abundance of natural light and delightful elevated views over the rooftops towards the estuary beyond. The ground floor features a spacious dual-aspect living room, alongside a stylish open-plan kitchen and dining area fitted with a wide range of storage solutions. French doors open directly onto a decked area, creating a seamless connection to the garden. There is also a practical utility room with an additional store room, and a convenient WC. Upstairs, the first floor comprises four well-proportioned bedrooms,

including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Outside, the gardens are designed for low-maintenance enjoyment, offering ideal spaces for outdoor seating while taking in the surrounding views. The property also benefits from a driveway providing parking for up to two vehicles. The home is just a short walk from local shops, pubs, eateries, and the train station, with a variety of beautiful walking routes right on your doorstep. Arnside is a sought-after village with a lovely, community atmosphere and a designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip

Shop', 2 grocery stores, a doctors surgery, pharmacy, a primary school, 2 pubs 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, the popular Arnside Sailing Club and both a football and cricket club. The popular 'Pine Lake Resort' is a short drive away offering a variety of water sports and accommodation for the more adventurous!



GROUND FLOOR

Entrance porch - A bright, inviting side entrance porch designed as a practical drop-off space, with ample room for removing and organising coats, bags, and shoes.

Hallway - A welcoming hallway features a warm wooden floor, while natural light cascades down from the stairwell, gently illuminating the space and enhancing its inviting feel. A door provides access to a lower hallway and a convenient WC and there is also access from here to the living room and kitchen/ diner.

Living room - A beautifully bright dual-aspect room, filled with natural light and enjoying both tranquil garden views and elevated vistas across the estuary beyond. A charming feature gas fireplace, complete with a stone hearth and oak mantel, creates a warm focal point. This is a wonderfully cosy and inviting space, perfect for relaxing and spending quality time with family and friends.

Kitchen/ diner - A wonderful open-plan room, flooded with natural light, seamlessly combines a stylish kitchen area with ample space for dining. The kitchen (3.46m x 5.16m) is fitted with white shaker-style base and wall units, providing an abundance of storage, and features integrated appliances including a large range cooker with induction hob, a fridge, freezer, microwave, and dishwasher. Sleek grey work surfaces extend out to a peninsula, incorporating a breakfast bar with seating for three. Enjoy views of the rear garden while at the sink, while the warm wooden flooring flows throughout the space to a designated dining area (3.33m x 4.21m), set in front of a striking feature log-burning stove. French doors open directly onto a raised decked section in the front garden - ideal for al fresco dining or enjoying a glass of wine watching the sunset - and enhancing the connection between indoor and outdoor living.



Utility room - A well-proportioned and bright utility room provides a highly practical addition to the home, offering a washing machine and tumble dryer, as well as housing the boiler. Natural light streams in through two windows, while a sink adds further everyday convenience. There is ample room for storing shoes and coats, and a door provides direct access outside.

Store room - A separate storage room, ideal for housing an additional freezer, features a stone slab shelf and fitted shelving to maximise storage, while a window allows for natural light to brighten the space.

Lower hallway - This useful lower hallway is accessed via a short flight of stairs from the main hallway and provides a practical space for hanging coats. A window brings in natural light, while a waist-height cupboard offers additional, convenient storage.

WC - A stylish cloakroom features a concealed cistern WC and a space-saving hand basin with vanity storage beneath. Decorative wood panelling adds character to one wall, while a window allows natural light to fill the space.

FIRST FLOOR

Bedroom 1 - A bright, generously sized double bedroom featuring a large picture window that beautifully frames sweeping views across the rooftops to the estuary beyond.

En-suite - A light-filled en-suite comprising a WC, hand basin, and a shower cubicle with a mains-fed shower, enhanced by a heated towel rail and a generous window with a deep sill, inviting an abundance of natural light.

Bedroom 2 - A spacious, light-filled double bedroom with delightful elevated views across to the estuary.

Bedroom 3 - A well-proportioned bedroom with attractive views overlooking the rear garden.

Bedroom 4 - Presently arranged as an office, this front-facing bedroom offers wonderful elevated estuary views and would equally suit use as a nursery, home working space, or hobby room.

Bathroom - An elegant family bathroom featuring a 'P'-shaped bath with overhead mains-fed shower, a concealed cistern WC, and a hand basin set within a vanity unit providing useful storage. A heated towel rail and a convenient shelf beside the basin offer ideal space for toiletries, while a raised window ensures privacy without compromising the estuary views.

Landing - A light-filled landing boasting a striking tall window over the staircase, illuminating both the stairs and landing. Two storage cupboards sit either side of the half landing, while the main landing offers access to all first-floor rooms.

Externally - A well-tended gravelled front garden frames the property, with a raised decked area directly outside the dining room, perfectly positioned to take in the lovely estuary views. This space is ideal for an additional table and chairs, with plenty of room for containers and potted plants. The garden is bordered by mature, well-maintained hedging and planting, adding both colour and a sense of privacy. A gate leads down to the side driveway, which can accommodate two vehicles and provides access to entrance porch. There is also a shed here for additional storage, and a pathway continues through to the rear garden. At ground level, there is further space for seating, and the garden itself is thoughtfully tiered, offering several areas to relax and enjoy. It rises through raised limestone beds and walls, all carefully planted. At the top of the garden, a landscaped lawn provides another peaceful spot, complemented by a further seating area and a shed, all perfectly positioned to make the most of the elevated views.

Useful Information

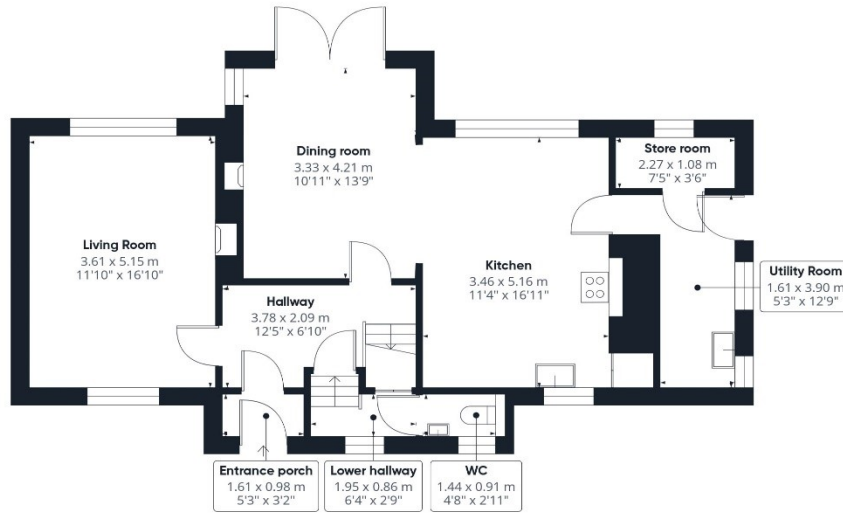
Tenure - Freehold.
House built - approx. 1904.
Council tax band - E (Westmorland and Furness Council).
Heating - Gas central heating.
Drainage - Mains.
Fuseboard installed in 2017 and partially rewired.
What3Words - ///graced.interacts.blows.



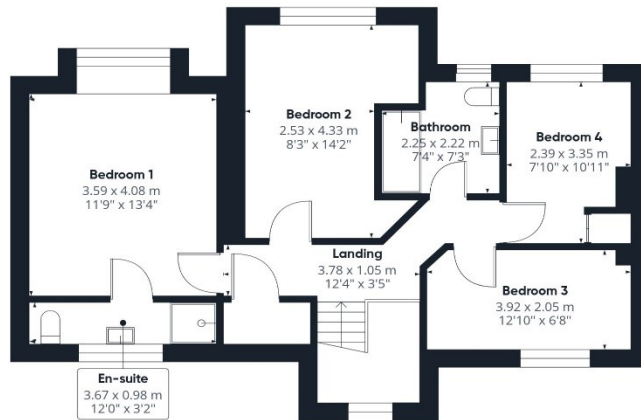
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

133.3 m²
1435 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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