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# 1 Church View Cottages - Arnside



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Freehold £255,000



## Features

- No Onward Chain
- Character Cottage with Log-Burning Stove
- Spacious Open-Plan Kitchen/Dining Room
- Two Bedrooms with Partial Estuary Views from Main Bedroom
- Low-Maintenance Rear Garden with Open Field Views

Situated in the centre of the highly sought-after village of Arnside, this delightful two-bedroom terraced cottage is offered for sale with no onward chain and presents an excellent opportunity for first-time buyers, downsizers, holiday home purchasers, or investors. The accommodation comprises a welcoming living room with high ceilings, a large front-facing window, and a feature log-burning stove. To the rear, the spacious open-plan kitchen/dining room offers a range of wall and base units, integrated oven and induction hob, space for appliances, and French doors opening onto the rear garden. To the first floor are two

bedrooms, including a generous principal bedroom with built-in wardrobe and partial estuary views. The second bedroom provides flexible accommodation, ideal as a guest room, study, or home office. The modern bathroom features a walk-in shower, WC, wash hand basin, and heated towel rail. Externally, there is a low-maintenance rear garden with open field views, space for outdoor seating and storage, and convenient rear access for bins. Arnside is a picturesque coastal village located within an Area of Outstanding Natural Beauty, renowned for its stunning scenery and strong community spirit. The

village offers a variety of amenities, including the famous Arnside Chip Shop, local grocery stores, a doctor's surgery, pharmacy, and a primary school, as well as a selection of pubs, a trendy bar and eatery, and cosy coffee shops. Transport links are excellent, with a railway station providing direct connections to Lancaster, Manchester, and Manchester Airport, along with easy access to the M6 motorway (approximately 15 minutes away) and regular bus services. Arnside also offers a vibrant community lifestyle with a range of local groups, sports facilities including tennis courts, a sailing club, crown green bowling, and both football and cricket clubs.



## GROUND FLOOR

Living room - A cosy and welcoming living room with high ceilings, a large front-facing window, and a feature log-burning stove. The front door opens into the room, with a wooden staircase leading to the first floor, creating a warm and characterful space.

Kitchen/ dining room - Located at the rear of the property, this spacious open-plan kitchen/dining room is fitted with an abundance of wall and base units, complemented by matching worktops and splashback tiling. A window overlooking the rear garden provides plenty of natural light and is positioned above the sink unit. The kitchen also offers space and plumbing for a washing machine and tumble dryer, together with an integrated single oven, induction hob with extractor hood above, and space for a freestanding fridge/freezer. The dining area comfortably accommodates a table and chairs for four people, making it ideal for both everyday dining and entertaining. French doors open directly onto the rear garden and a useful understairs storage cupboard provides additional practical storage.



## FIRST FLOOR

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

Bedroom 1 - A spacious double bedroom positioned at the front of the property, enjoying pleasant outlooks to the front with partial estuary views. The room benefits from a built-in double wardrobe, providing useful storage space.

Bedroom 2 - Located at the rear of the property, this versatile room is positioned adjacent to the bathroom and would work well as a second bedroom, home office, study, or hobby room.

Bathroom - The bathroom is a bright and well-presented space, featuring a contemporary walk-in shower enclosure with modern tiling and a mains-fed shower. A frosted-glass window allows for natural light while maintaining privacy. The suite also comprises a WC, wash hand basin with splashback tiling, and a heated towel rail. The room further benefits from underfloor heating, providing additional comfort and warmth.

## Externally

Externally, the property benefits from a low-maintenance rear yard, providing an attractive outdoor space ideal for relaxing and enjoying the surroundings. There is ample room for outdoor furniture, hanging washing, and additional storage if required. The garden enjoys pleasant open views across neighbouring fields, creating a peaceful setting. To the rear of the garden, there is convenient access for bins.



## Useful Information

House built - Approx. 1830.

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

Heating - Gas central heating.

Drainage - Mains.

Tenure - Freehold.

What3Words location - [///backpacks.tilt.smothered](https://www.what3words.com/?q=///backpacks.tilt.smothered).





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**Approximate total area<sup>(1)</sup>**

58.8 m<sup>2</sup>  
632 ft<sup>2</sup>

**Reduced headroom**

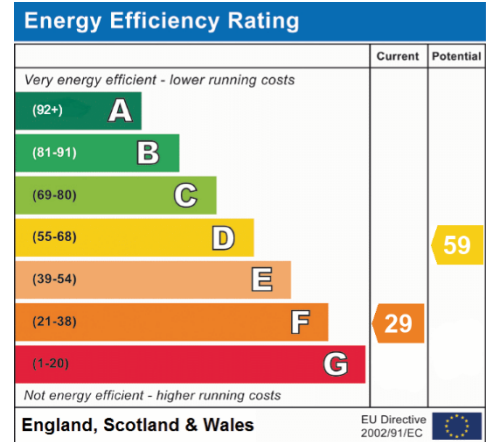
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

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