



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Braemar - Arnside





Features

- Two bedroom detached bungalow in the heart of Arnside
- Excellent potential with two versatile attic spaces
- Open-plan kitchen/dining room, sun room and impressive living room
- Raised front terrace overlooking the estuary and countryside views
- Garage, driveway parking and useful undercroft/workshop space

Braemar offers a rare opportunity to purchase a sought-after two bedroom detached bungalow in the heart of Arnside, occupying a generous plot with stunning estuary views, garage, off-road parking and excellent potential to create a truly special home. A practical rear entrance porch, accessed from the driveway and garden, provides a useful secondary entrance and leads into the welcoming hallway with excellent storage and access to the main living spaces. The heart of the home is the open-plan kitchen/dining room, positioned to the front of the property and enjoying lovely views over the garden towards the estuary. Fitted with stylish grey units, contrasting worktops

and integrated appliances, the kitchen flows seamlessly into the bright sun room, which benefits from triple-aspect windows, stunning views and direct access outside. The spacious living room provides a wonderful place to relax, with large windows framing the surrounding scenery and a feature gas fireplace creating a cosy focal point. There are two bedrooms, including a generous principal bedroom with a dual-aspect outlook, a second bedroom overlooking the rear garden, and a modern shower room completing the ground floor accommodation. The first floor provides two versatile attic spaces, currently used as a hobby room and storage, offering excellent potential for

additional bedrooms, a study or further living accommodation, subject to any necessary consents. Externally, Braemar occupies a generous plot within a former apple orchard, with mature trees, lawns, established planting, a charming rockery and summer house. A raised front terrace provides the perfect space for outdoor dining while enjoying the outstanding estuary and countryside views. To the rear, a driveway offers parking for several vehicles and leads to the garage, with an additional undercroft/workshop beneath providing useful storage and workspace.



GROUND FLOOR

Entrance porch

Hallway

Pantry - The useful pantry cupboard provides excellent additional storage, complete with fitted shelving. Benefitting from plumbing for a washing machine, it also serves as a practical utility area, making the most of the available space while keeping laundry appliances tucked away.

Kitchen/ Dining Room - The bright and spacious open-plan kitchen/dining room is perfectly positioned at the front of the property, enjoying lovely views over the front garden towards the estuary beyond. Offering ample space for a dining table seating four, it provides a wonderful setting for everyday family life and entertaining. The contemporary kitchen is fitted with a range of stylish grey wall and base units, complemented by contrasting worktops and modern handles. Integrated appliances include a double oven and induction hob with a striking red splashback, while there is space for a fridge freezer and an under-counter dishwasher. Under-cabinet lighting adds a modern touch, and an opening into the sun room creates a sociable flow between the two spaces.

Sun room - The sun room is a fantastic addition to the home, offering a bright and spacious retreat with triple-aspect windows that capture stunning views towards the estuary and surrounding scenery. Accessed directly from the kitchen, it creates a wonderful extension of the living space and is perfect for relaxing or entertaining. A separate door provides direct access to the outside.



Living room - The generous living room is a bright and welcoming space, with large windows framing beautiful views towards the estuary and surrounding countryside. A feature gas fireplace with a traditional wooden surround creates a warm and cosy focal point, making this the perfect room to relax and enjoy the peaceful setting.

Bedroom 1 - Bedroom One is a generous double bedroom located at the rear of the property, enjoying a bright dual-aspect outlook that fills the room with natural light. Offering ample space for a range of bedroom furniture, including wardrobes, it provides a comfortable and peaceful retreat.

Bedroom 2 - Bedroom Two is a generous single bedroom located at the rear of the property, enjoying a pleasant outlook over the rear garden. Offering ample space for a bed and additional furniture, the room also benefits from a useful under-stairs storage cupboard.

Shower room - The shower room is a well-presented and practical space, fitted with a large walk-in shower featuring an electric shower, a wash hand basin and a WC. Bright and functional, it provides everything needed for modern day-to-day living.

FIRST FLOOR

Attic room 1 - The attic is a fantastic, versatile space offering excellent potential. Currently used as a hobby room, it could be converted into a spacious bedroom or impressive principal suite, subject to any necessary consents. Velux windows fill the room with natural light, while the boiler is also housed within this space.

Attic room 2 - The second attic space offers excellent additional space and fantastic potential. Currently used for storage, it could be transformed into another bedroom, shower room or study, subject to any necessary consents, making it a highly versatile area to suit a variety of needs.

LOWER GROUND FLOOR

Undercroft - The externally accessed undercroft provides a highly useful and versatile space, currently utilised as a workshop. Offering excellent storage and practical workspace, it also provides access beneath the property, making it ideal for maintenance and additional household storage.

Externally

Set within a generous former apple orchard, the property enjoys beautifully maintained gardens with mature trees, lawns and established planting. A charming rockery and summer house add to its appeal, while a raised front terrace spanning the width of the home provides an excellent space for outdoor dining and entertaining, with stunning estuary and countryside views. To the rear, a driveway offers parking for up to three vehicles and leads to the garage, which provides storage and space for a small vehicle, with potential for workshop use. Beneath the garage, a separate workshop accessed from the garden offers further versatile space for storage, a utility room or hobbies.

Useful Information

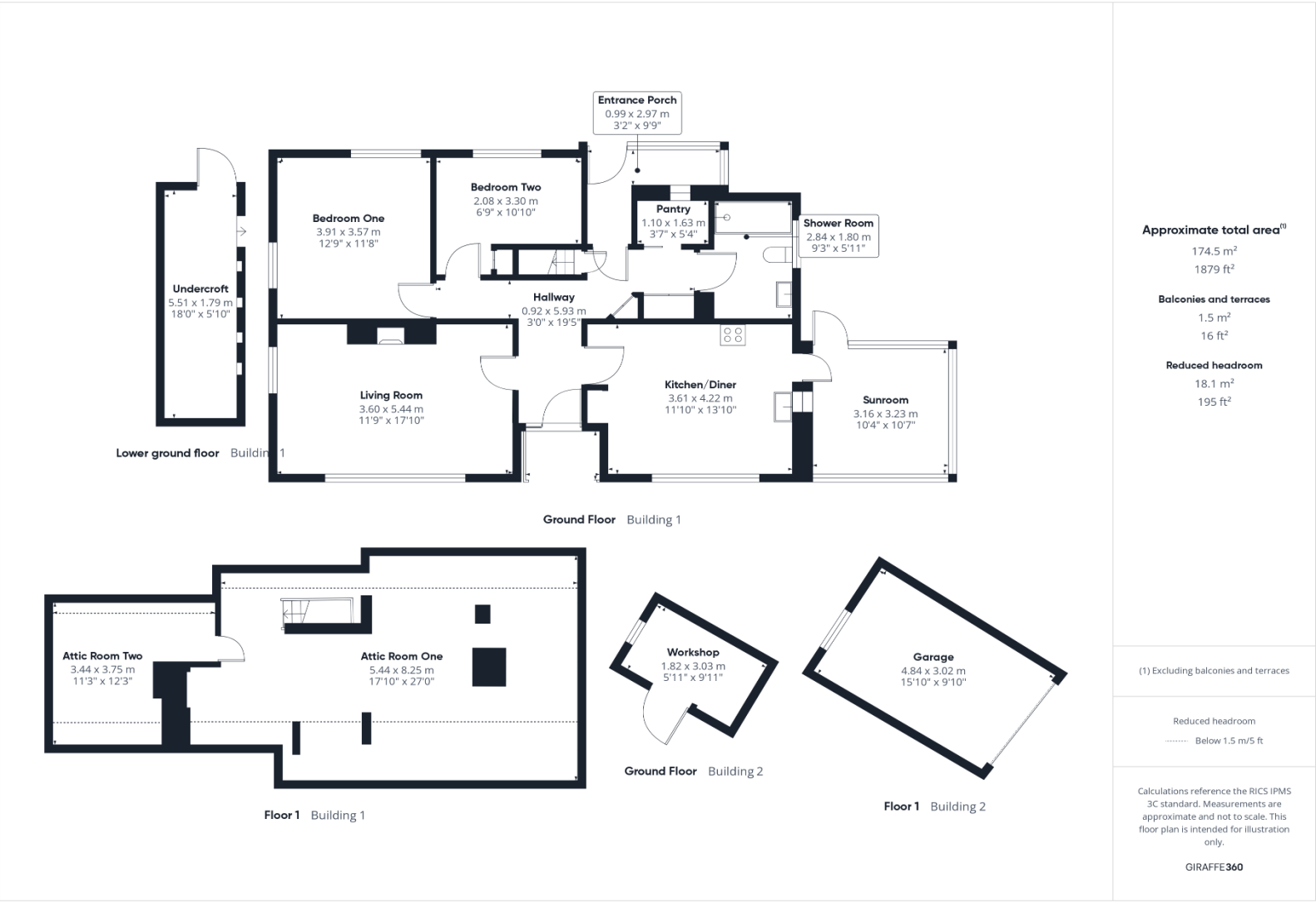
House built - 1955
 Tenure - Freehold.
 Council tax band - E (Westmorland and Furness Council).
 Heating - Gas central heating.
 Drainage - Mains.
 Water - Metered
 What3Words location - ///elevator.mammoths.gasping



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