





St Ronans

38 Church Hill, Arnside, Cumbria LA5 0DW

There is more to this substantially extended semi detached home than initially meets the eye, with five good bedrooms, an adjoining annexe, double garage, generous driveway and gardens and superb far reaching views.

The property is in an elevated position in a well regarded location close to the primary school and playing fields. Arnside is a popular village overlooking the Kent Estuary and with good transport links.

Quick Overview

Substantial 5 Bed Family Home

Modern Open Plan Kitchen/Diner

Large Drive with Detached Double Garage

Elevated Position with Far Reaching Views

Great Village Location





Welcome

St Ronans really is a unique property and must be viewed to fully appreciate all it has to offer. The Annex benefits from having its own front door and currently has access from the main house. This flexible accommodation lends itself well to co-living with an elderly relative or grown up child. Alternatively, it could provide an income through holiday lets or air B&B.

High ceilings and original features such as wooden picture rails, mixed sympathetically with modern features give this house a very appealing feel.

Entrance Porch An attractive double glazed decorative door with side screens leads to the porch with room for coats and shoes. Two wall lights and tiled flooring.

Hallway On entrance to St Ronans you are greeted by a large hallway boasting wooden picture rails, higher than average ceilings and original doors and handles. These period features continue throughout the main house giving it some real character alongside the modern features. Under the stairs can be found a useful built in cloaks cupboard and shelved airing cupboard.

Living Room

Living Room A lovely bright room flooded with light from the large wooden bay window. A Morso wood burning stove with marble hearth and tasteful timber surround provides an attractive centrepiece for this room.

Specifications

Living Room
14'2" into bay x 13'7"
(4.31m x 4.14m)





Kitchen Diner

Specifications

Utility / Cloak Room
6'5" x 6' (1.95m x 1.82m)

Kitchen/Dining Area
12'5" x 10'11" plus 9'7" x 9'2"
(3.78m x 3.32 plus 2.92m x 2.79m)



Utility / Cloak Room This practical room has a white two piece suite comprising a low level W.C and a hand basin set within a vanity unit. It also features a central heating towel radiator and a wall mounted, mirrored cabinet. Valliant combi gas boiler. Plumbing for washing machine and space for dryer. Laminate flooring.

Kitchen / Dining Area This new stylish, high quality kitchen was only fitted this year. Featuring base and wall units with slate grey shaker style doors which are perfectly complimented by the white and grey brick tiled splashback and the Zenith compact laminate worktops. Cooking will be a pleasure with the high level Neff oven and grill and Neff 4 ring induction hob with Electrolux extractor hood. A large window above the 1.5 bowl ceramic sink and mixer tap overlooks the decking area and open views beyond. A large breakfast bar allows informal dining while the dining area allows plenty of room for a free standing table. This lovely open plan space is lit by 2 statement industrial style light fittings. Laminate dark wood effect flooring.

Conservatory

Double glass doors lead from the dining area to this impressive conservatory which is well positioned to receive the sun all day when the weather permits. Tiled flooring with under floor heating means this additional social space can be used all year round. Double glass doors lead to the decked patio area. The Annex can be accessed from here.

Specifications

Conservatory
11'10" x 10' (3.60m x 3.04m)





Bedrooms

Specifications

Bedroom 1
14'5" x 13'5" (4.39m x 4.08m)

Bedroom 2
12'5" x 11'5" (3.78m x 3.48m)

Bedroom 3
9'10" x 9'2" (2.99m x 2.79m)

Bedroom 4
8' 6" x 7'4" (2.59m x 2.23m)

Bedroom 1 A large bright main bedroom with a bay window enjoying glimpses of the surrounding countryside. A full wall of tasteful wood effect fitted wardrobes allows plenty of storage.

Bedroom 2 A spacious double bedroom with elevated views over village rooftops to the estuary and fells beyond. Original cork tiled floor.

Bedroom 3 Another bedroom with fantastic far reaching views to the estuary and fells beyond.

Bedroom 4 This fourth bedroom would make a perfect home office. Telephone point.

Bathroom This modern bathroom has a white three piece suite comprising a low level WC, pedestal basin and bath with standard and rainwater shower heads. Walls are fully tiled with large marble effect tiles and a band of feature colourful mosaics. Central heating towel radiator, extractor fan and wood effect laminate flooring.



The Annexe



Specifications

Kitchen / Living Room
23'1" x 11'4" (7.03m x 3.45m)

Bedroom
11'10" x 10'6" (3.60m x 3.20m)

Bathroom
8'9" x 7'2" (2.66m x 2.18m)

St Ronans boasts a fantastic flexible self contained annex which can be integrated with the main house or stand alone as separate accommodation with its own private entrance.

Kitchen / Living Room This is a great open plan living space with a fitted kitchen at one end and plenty of space for a free standing dining table. The kitchen has a range of wooden wall and base units with granite effect worktop and tiled splashback. Zanussi induction hob and electric oven. The window above the 1.5 basin sink and mixer tap gives far reaching views. Heated towel rail.

The bright living space is dual aspect and includes patio doors to the balcony and garden with glimpses of the estuary and fells over village rooftops. A handy deep storage cupboard is an added bonus.

Bedroom A double bedroom with a bay window. Range of fitted matching cream furniture comprising of a 5 door wardrobe with matching bedside cabinets, dressing table and draws. Curved radiator.

Bathroom This spacious bathroom features a white four piece suite including a low level WC, bidet and bath with overhead shower and full screen. Fitted bathroom furniture provides plenty of storage and incorporates a vanity unit with central inset wash hand basin and mirror. Central heating towel rail, spotlighting and fully tiled walls.





Outside

Storerooms St Ronans boasts plenty of additional outside storage space with a walk in store cupboard under the annex balcony and a spacious 23 foot room under the annex with light, power and plumbing for washing machine. The new gas boiler supplying heat and hot water to the annex can be found here. There is even further storage in the undercroft area shown on the floorplan.

Garage A detached double garage with an electric roller door, windows, light, power and separate pedestrian access.

Garden A gated large driveway gives access to the garage and provides additional parking for several vehicles and motorhome or boat. The stone walled front garden has a lawn with flower borders and a variety of mature trees and shrubs. At the side of the property steps lead to the rear lawned garden that has mature planted borders and enjoys sun for the majority of the day. An elevated decked balcony area, accessed via the conservatory, is the ideal spot to enjoy alfresco dining and special sunsets with amazing open views towards the estuary.

Important Information

Services:
Mains electricity, gas, water and drainage.

Council Tax Band :
South Lakeland District Council - D

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

Tenure:
Freehold.



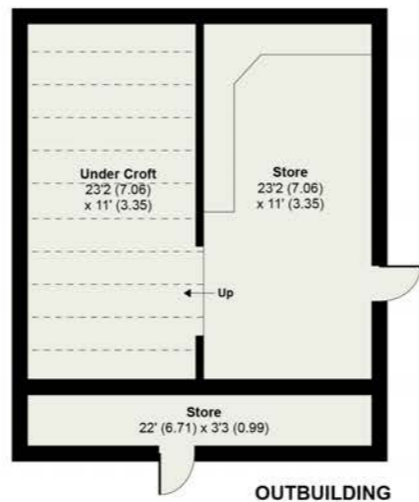
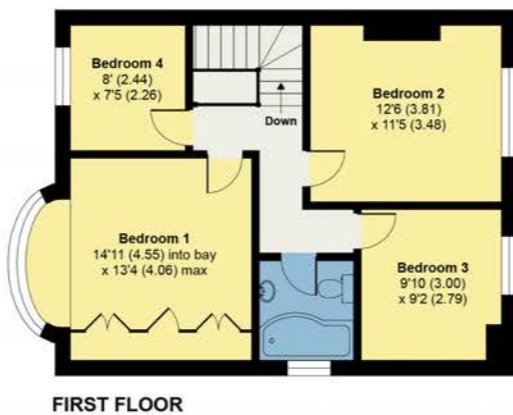
Floorplan & Boundary Map

Church Hill, Arnside, Carnforth, LA5

Approximate Area = 1974 sq ft / 183.3 sq m
 Garage = 298 sq ft / 27.6 sq m
 Outbuilding = 618 sq ft / 57.4 sq m
 Total = 2890 sq ft / 268.4 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Hackney & Leigh. REF: 768899



Directions

St Ronans, 38 Church Hill, Arnside, Cumbria LA5 0DW

Entering Arnside under the railway bridge turn right onto Station Road. Continue along the promenade turning left at the Albion Public House, then first left onto Church Hill. Follow the road around and St Ronans can be found on the right just after the Primary School.

A wide-angle photograph of a residential area with various houses, some with stone walls and others with brick. The houses are set against a backdrop of rolling hills and a clear blue sky with light clouds. In the foreground, there is a well-maintained garden with green grass, a satellite dish on a roof, and some trees and shrubs.

Viewings

Strictly by appointment with Hackney & Leigh Arnside Office.

To view contact our Arnside office:

Call us on 01524 761806

The Promenade, Arnside, Cumbria, LA5 0HF
arnsidesales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

Caring about you and your property