





Fieldhead

New Barns Road, Arnside, Cumbria, LA5 0BH

Fieldhead is a substantial detached bungalow with 3 double bedrooms in one of Arnside's most desirable areas. Nestled in a peaceful secluded location on a generous plot with large gardens to the front and overlooking Grubbins Wood.

The property has amazing potential and would now benefit from some updating giving potential purchasers the ideal opportunity to add their own stamp and create their perfect home.

Quick Overview

Desirable, Peaceful and Secluded Location

Opportunity to Update & Upgrade

Garage and Off Road Parking

Overlooking Grubbins Wood

No Onward Chain





Welcome

Specifications

Entrance Hallway
10' 10" x 8' 0" (3.3m x 2.44m)

Living Room
18' 4" x 14' 0" (5.59m x 4.27m)

Entrance Hallway A generous entrance hallway with two handy cloakroom cupboards for keeping coats and shoes out of sight.

Living Room A fantastic large bright room with long picture window overlooking the front garden and woodland to the front of the property. A glazed door gives direct access to the patio area. There is an ideal opportunity to add bifold doors or similar to really bring the living area and garden together. Feature fireplace with large stone surround and wooden mantle piece.



Dining Area

Dining Area A wide archway from the lounge leads to a separate space ideal for dining or office area. Potential purchasers may look to open this space to the neighbouring kitchen to create an open plan kitchen diner (subject to planning consents)

Specifications

Dining Area
8' 10" x 7' 10" (2.69m x 2.39m)





Kitchen

Specifications

Kitchen
10' 11" x 7' 11" (3.33m x 2.41m)

Kitchen The kitchen has a range of base and wall units, a sink overlooking the back patio area and a walk in pantry. A glazed door allows plenty of light and gives access to the patio at the back of the property. It is fair to say that the kitchen now requires some updating and subject to consents could be opened up to create an open plan living / dining kitchen.



Bedrooms One & Three

Bedroom One A generous sized bright main bedroom with a long picture window overlooking the front garden and woodland. A large mirrored wardrobe gives plenty of storage space. The antique art deco bedroom furniture is available to buy by separate negotiation.

Bedroom Three A third double bedroom with fitted wardrobes looks out to the back patio.

Downstairs Bathroom A white low level WC, pedestal basin and bath with overhead mains fed shower. Fully tiled walls and tiled floor.

Specifications

Bedroom One
16' 3" x 14' 10" (4.95m x 4.52m)

Bedroom Three
11' 4" x 9' 11" (3.45m x 3.02m)





Bedroom Two

Specifications

Bedroom Two
14' 1" x 14' 0" (4.29m x 4.27m)

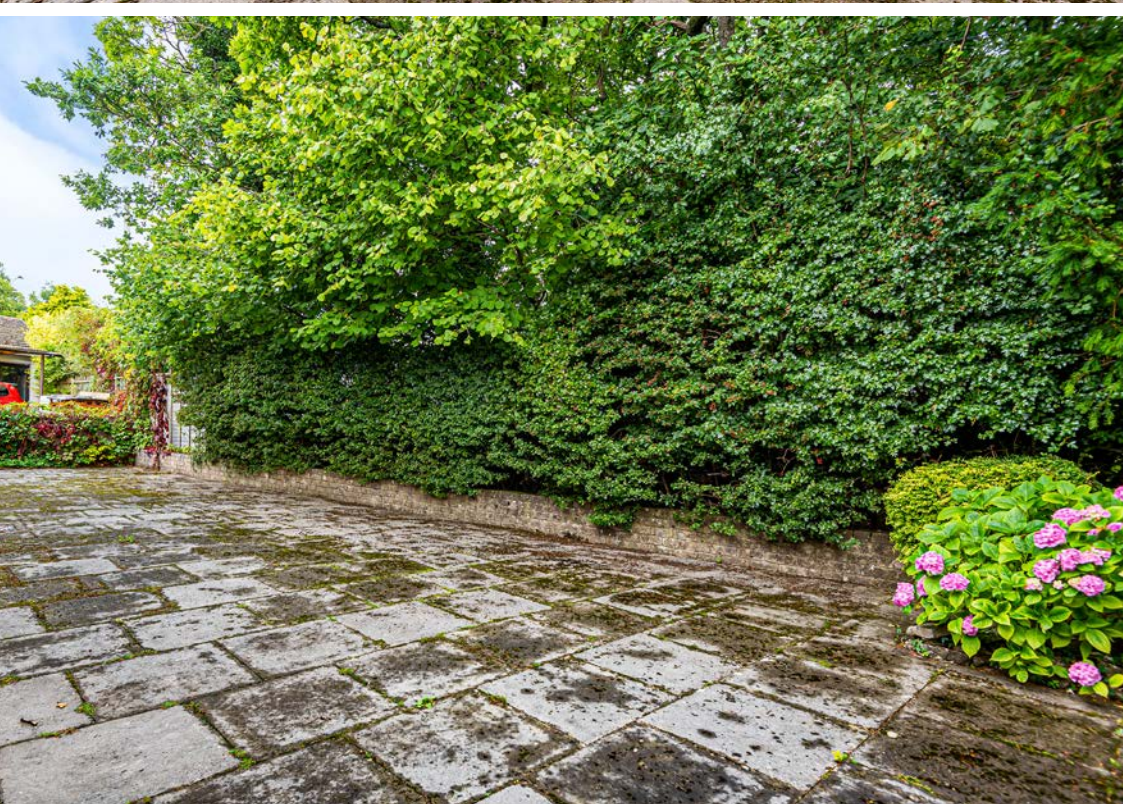
Stairs to First Floor

Bedroom Two A large double bedroom with amazing views to Grubbins wood. This room boasts plenty of storage with 3 build in cupboards and access to boarded loft space.

Upstairs Bathroom Another good sized bathroom with a pink low level WC, pedestal basin and bath. Fully tiled walls.







Outside

Boiler / Store Room Next to the kitchen and accessed from the back of the house, this boiler room has plenty of room for clothes driers and storage.

Garage 15' 5" x 10' 0" (4.7m x 3.05m) The garage boasts central heating, light, power and an outside water tap. The electrical consumer unit can be found here.

Gardens and Driveway At the front of the house is a beautiful garden with a large lawn surrounded by mature shrubs and trees. A raised patio area at the front of the house gives great views and can be accessed from the living room.

At the back of the property is a large patio area allowing plenty of space to extend the property if desired (subject to planning permission). The driveway allows parking for 4-5 cars.

Important Information

Services:

Mains Gas, Water and Electricity
Drainage - Septic Tank (not shared)
Heating - Hot Air Central Heating System

Energy Performance Certificate:

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

Council Tax Band :

South Lakeland District Council - E

Tenure:

Freehold.

N.B:

Structural movement has been identified in the rear left hand corner of the property with the cause being a collapsed drain. The insurers of the property have accepted liability and are to carry out remedial works which will include removal of trees to the rear. As this is now an ongoing matter the work will be completed even if the sale completes prior to the conclusion of the works.

Floorplan & Boundary Map



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Directions

Fieldhead. New Barns Road, Arnside, Cumbria, LA5 0BH

From the Hackney and Leigh Arnside office turn left and proceed along the Promenade baring left past the Albion public house onto Silverdale Road. Continue up the hill and take the right hand turning on to Redhills Road. Follow this road right to the end where it narrows down to a private track. Take the track off to the right by September Cottage and Fieldhead is the first property on the right hand side.

Viewings

Strictly by appointment with Hackney & Leigh Arnside Office.

To view contact our Arnside office:

Call us on 01524 761806

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