

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Arnside

£335,000

The Coach House, 9 Promenade, Arnside, Cumbria, LA5 0HF

The Coach House is a four bedroom coach house conversion with garage conveniently located just off Arnside's famous promenade with shops and waterfront pubs only a stones throw away.

The Coach House is ideal for those searching for a permanent, second home or holiday let investment in the vibrant village of Arnside which is within easy reach of the Lake District National Park and The Yorkshire Dales.

Quick Overview

- 4 Bedroom Coach House Conversion
- Open Plan Living Dining Space
- Large Integral Garage
- Central Village Location Close to Waterfront
- Well Presented Home
- Investment Potential
- No Onward Chain
- Short Walk to Train Station
- Area of Outstanding Natural Beauty
- Superfast Broadband 80 Mbps* Available



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Superfast
Broadband



Large Garage

Property Reference: AR2474



Entrance Hall



Living Room



Fireplace



Open Plan Living

Description The Coach House is a four bedroom coach house conversion with garage conveniently located just off Arnside's famous promenade with shops and waterfront pubs only a stones throw away. The Coach House is ideal for those searching for a permanent or second home or as a holiday let investment in the vibrant village of Arnside which is within easy reach of the Lake District National Park and The Yorkshire Dales. If you are looking for a spacious, well presented home in an Area of Outstanding Natural Beauty, centrally located with walks, the promenade and amenities on the doorstep then look no further!

Property Overview Enter into a light and bright spacious hallway with room for a console table and space for coats and muddy boots and featuring a double glazed window to the side aspect with deep cill. The entrance hallway leads to a downstairs W.C., which is fitted with a corner hand wash basin and low level W.C.. A handy utility area which has space and plumbing and gives access to the integral garage.

Ascend to the first floor landing which gives access to the family bathroom, open plan living dining room and kitchen.

Bright, light and spacious are key features for the living dining space, tastefully and neutrally decorated with double patio doors opening to a Juliet balcony to the front aspect and featuring a focal electric coal effect fire set on a polished granite hearth with wooden mantel. Wonderful sash style windows with deep cills to the front aspect feature in the dining area and in the kitchen.

The modern kitchen has a range of wall, base and drawer units with complementary wood effect worksurfaces and acrylic splash-back. Stainless steel sink with drainer and mixer tap and appliances including Hotpoint electric oven, Hotpoint 4 ring hob and hidden Hotpoint extractor over, integrated dishwasher and fridge and vinyl wood effect flooring under foot.

The first floor family bathroom comprises of low level W.C., vanity hand wash basin with storage cupboard, panelled bath with shower over and shower screen, heated towel radiator and wood effect vinyl flooring.

Return staircase to the second floor with window and deep cill to the side aspect.

All four bedrooms to the second floor offer Velux windows and views over the neighbouring rooftops, two of the bedrooms are spacious doubles with the remaining two bedrooms are good sized singles. All four bedrooms are well presented with bedroom one having the addition of fitted furniture.

Outside At the front of the property is a courtyard area which has shared access with neighbouring properties. An attractive stone wall provides bin storage.

Garage Larger than average integral garage, with up and over door, light and power. Storage space is plentiful with shelving and base units on offer. Potential for electric car charging.



Dining Area



Kitchen



Dining Space



Bedroom Four



Bedroom Three



Family Bathroom

Location The Coach House is located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk from the waterfront shops and pubs. Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club hosting regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community. Arnside is perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

Directions - Go down the tunnel between the Hackney and Leigh office and Phil Fallows Hairdressers and the Coach house is in front of you.

What3words ///sonic.annual.protrude

Accommodation (with approximate measurements)

Living Room 23' 2" x 13' 2" (7.06m x 4.01m)

Kitchen 7' 11" x 7' 6" (2.41m x 2.29m)

Bedroom One 13' 0" x 11' 2" (3.96m x 3.4m)

Bedroom Two 13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom Four 8' 0" x 7' 6" (2.44m x 2.29m)

Services Mains gas, electric, drainage, water (metered).
Gas Central Heating.

Council Tax Band C South Lakeland District Council

Tenure Freehold

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

A Thought from the Owners... "I bought the Coach House in 2000. I initially used it for eight years as my home and office. The large rear bedroom worked very well as a quiet roomy, bright naturally-lit office. The house was conveniently located for business travel to London and abroad via Manchester Airport by train.

For several years it was rented to long term tenants. The property was then extensively renovated (new bathroom and kitchen) and for the past three or four years it has been used occasionally by extended family members and friends. The property is low-maintenance and well situated for leisure walks and local shops and services."



Family Bathroom



Bedroom Two



Bedroom One



Ordnance Survey 01065677

Request a Viewing Online or Call 01524 761806

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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The Promenade, Arnside, Carnforth, LA5

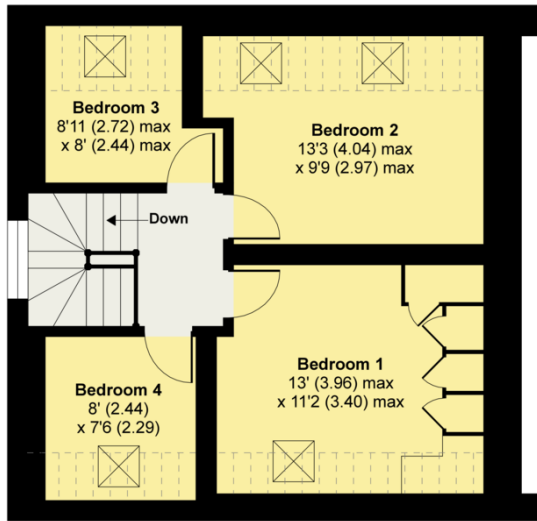
Approximate Area = 1092 sq ft / 101.4 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 296 sq ft / 27.5 sq m

Total = 1493 sq ft / 138.7 sq m

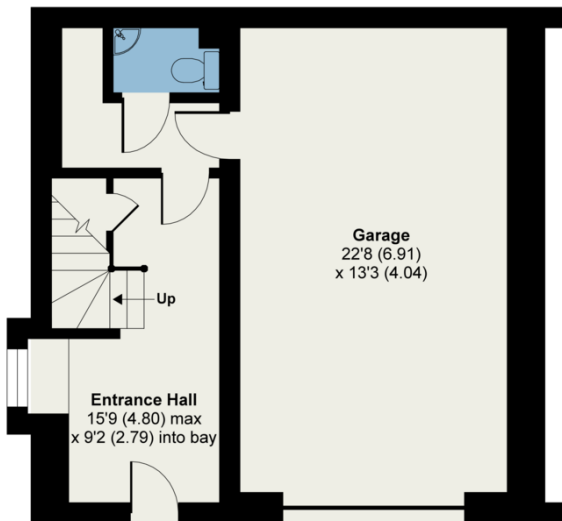
For identification only - Not to scale



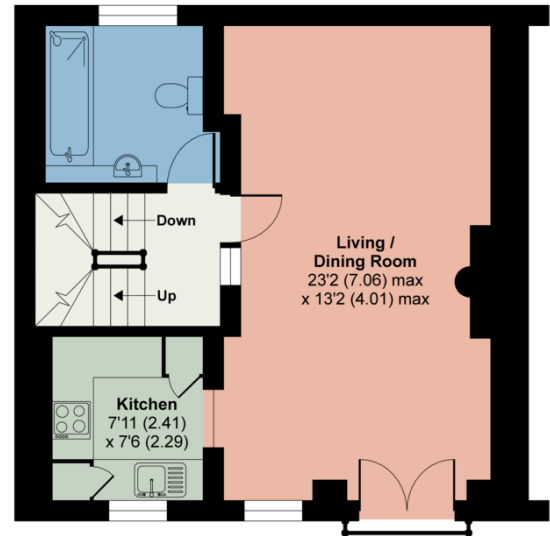
SECOND FLOOR



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 906048

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Request a Viewing Online or Call 01524 761806