

40  
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HACKNEY  
& LEIGH



## Arnside

£325,000

11 Plantation Grove, Arnside, Cumbria, LA5 0HY

11 Plantation Grove is a detached chalet bungalow in a first class elevated position with amazing views of the Kent Estuary and Lakeland Fells beyond. The flexible living space includes three double bedrooms and two reception rooms and is perfect for working couples, families or those looking for the perfect place to retire. Surrounded by level attractive gardens with garage and private driveway. Not one to be missed.

### Quick Overview

Detached Chalet Bungalow  
Three Double Bedrooms  
Elevated position  
Far Reaching Estuary Views  
Large Level Gardens  
Driveway for Multiple Vehicles  
Attached Garage  
Highly Desirable Seaside Village  
No Chain  
Ultrafast Broadband



3



1



2



D



Ultrafast  
Broadband



Garage &  
Private Driveway

Property Reference: AR2484



Living Room



Bedroom One



Bedroom Two



Bedroom Three

## Property Overview

Enter through the double glazed front door into the central hallway and you will find a double bedroom on the right hand side. Located at the front of the property with fabulous Estuary views and three double fitted wardrobes. Further along the hallway you will find the spacious living room again at the front of the property with amazing views from its bay window. Hidden behind the electric fire there is an open fireplace with working flue in place giving the option of a wood burner if desired. Open to the dining room, the window here overlooks the back garden and would benefit from the addition of patio doors to the back garden (subject to the usual consents).

A door leads into the kitchen where there is a good range of wall and base units, some glass fronted, with a marble effect worktops and a tiled splashback. There is an electric oven and electric four ring hob with extractor fan, a fitted washing machine and space for an upright fridge freezer. A breakfast bar with space for a couple of stools allows for more casual dining. A door gives access to the back garden.

Back in the hallway a walk in pantry cupboard provides plenty of useful storage and a further cloaks cupboard can be found under the stairs.

The downstairs shower room has a double walk in Mira electric shower with built in seat and shelves. The hand basin with mixer tap is fitted into a vanity unit which provides storage below and keeps the WC cistern hidden from sight. The walls are fully covered in attractive limestone effect tiles. Also featuring a heating ladder towel rail, extractor fan and storage cupboard.

Upstairs there are two further bright double bedrooms the largest being at the front of the property and showcasing the amazing views across the Kent Estuary. The double bedroom at the back enjoys views over the back garden. Between the two bedrooms can be found a WC with hand basin featuring a Velux window. There are numerous cupboards upstairs giving access to useful eaves storage space.

## Outside

There are gardens to the front, side and back of the property. The large level side garden which is laid to lawn is particularly impressive. At the back of the property is a patio area and an outside store.

## Parking

To the front of the property a long driveway provides tandem parking for multiple vehicles and there is also a garage with light, power plumbing for a washing machine and two windows to allow natural light.



Kitchen



Open Plan Dining Room



Shower Room



Upstairs WC and Bedroom Three



Patio at Back of Property



Living Room

### Location

11 Plantation Grove 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

From the Arnside office set off towards the station, continue along Black Dyke Road and take the right hand turning into Swinnate Road. Then take the first left following by the first right. The house is located at the end of the road on the left hand side.

What3words [///winters.entrusted.removed](https://www.what3words.com/)

### Accommodation (with approximate measurements)

Living Room 18' 4" x 11' 10" (5.59m x 3.61m)

Dining Room 12' 5" x 9' 4" (3.78m x 2.84m)

Kitchen 13' 10" x 7' 7" (4.22m x 2.31m)

Bedroom One 13' 1" x 9' 6" (3.99m x 2.9m)

Bedroom Two 11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom Three 10' 4" x 9' 6" (3.15m x 2.9m)

Services Mains drainage, water, electricity, gas and broadband.

Heating - Gas central heating.

Council Tax Band D 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.



Side of Property



Side Garden



Views of Estuary and Fells



## 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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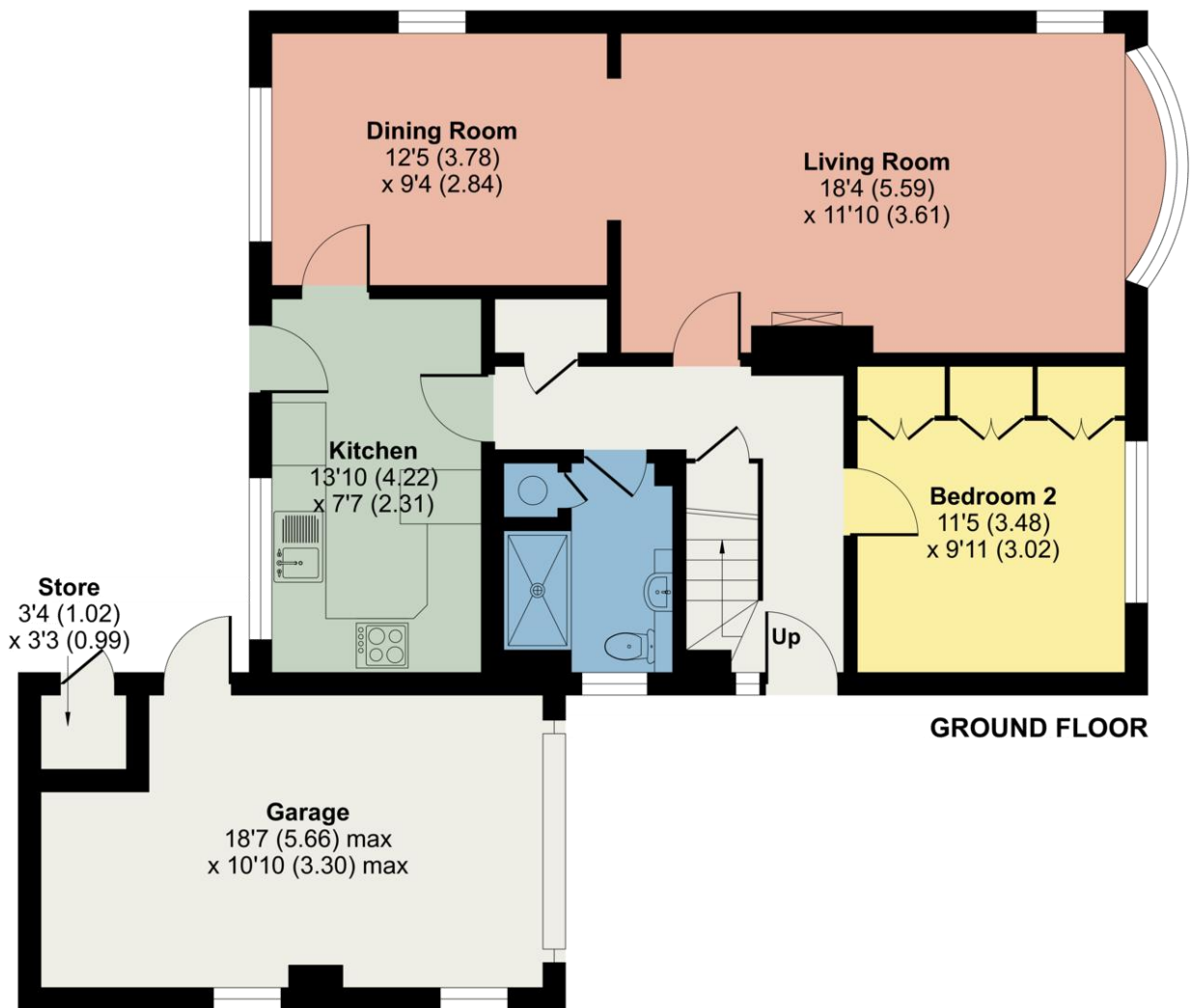
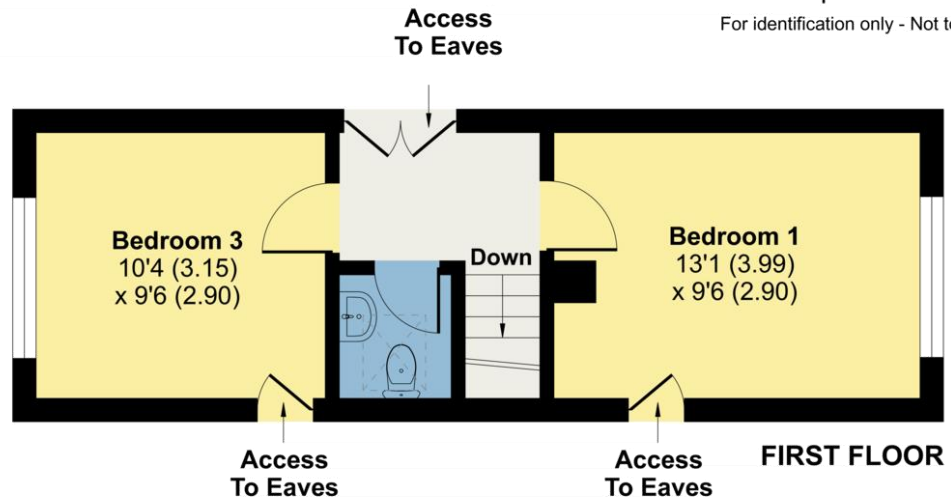
# Arnside, Carnforth, LA5

Approximate Area = 1056 sq ft / 98.1 sq m

Garage & Store = 196 sq ft / 18.2 sq m

Total = 1252 sq ft / 116.3 sq m

For identification only - Not to scale



A thought from the owners



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 931781

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