



Briarfield Lodge | New Barns Road | Arnside | Cumbria

Premier Homes
EXCLUSIVE TO MILNE MOSER



- Prestigious and Private Location
- Sympathetic Renovation of former Lodge House
- Sizeable Accommodation
- Generous Mature Gardens, and Gated Driveway with Double Garage
- Great Transport Links
- Text
- Text

Positioned in one of Arnside's most sought after residential areas, this historic Lodge House has been beautifully maintained and presented since its renovation. Sitting within a mature garden, this gated dwelling not only offers sizeable and well balanced accommodation for extended family and friends to visit but also the generous drive and garaging to support this. Pet lovers and those who enjoy the open countryside will love its location as the village amenities, woodland and coastal walks are literally on the doorstep - the current vendor commented this was a major attraction when they purchased this home along with the peace and quiet of being within an area of outstanding natural beauty!





A most welcoming hallway awaits - its roomy, light and has superb wooden flooring which flows into the lounge.

The lounge area is wonderfully light and has patio doors to the outside. Its main focal point is the large stone built fireplace with cast iron woodburner - perfect to take the winter chill off. Beyond, the hexagonal shaped conservatory is generous and is a lovely informal place to retreat with a book.

The ground floor bedroom is perfect for a dependent relative or as a guest room and would serve as a study area. With an adjacent bathroom housing a 4 piece suite including separate bath it is a lovely place to have a lengthy soak.

The formal dining area is definitely roomy and ideal for entertaining - with the benefit of patio doors which lead straight into the rear garden those summer days. There is a wooden floor throughout and a central fireplace housing an open coal fire (not currently utilised). Alcove with downlighter.

The WOW factor family kitchen is a large sociable space with an excellent range of units to 3 walls. Integrated Bosch appliances include a double fridge and freezer, dishwasher and microwave. There is a gas point for range size cooker and large Smeg extractor. Connected to the sink unit is a waste disposal unit and there is a triple aspect. Tiled floor throughout. Within the utility room is a further range of units to include plumbing for a washer, sink and access to front and rear. Useful boiler cupboard, WC and further cupboard housing cylinder.



At first floor, there are 3 bedrooms. The master bedroom, which is generously proportioned and overlooks the garden area, boasts an ensuite facility with shower, WC and wash basin. There are two further good double bedrooms and a modern family shower room.

Externally, there are mature gardens to two sides, mainly lawn and trees and a further garden area beyond the rear lane. Extensive parking is provided to the neatly tarmaced drive. Double garage 19'8 x 18'6 (6.01m x 5.64m)





Services

Mains water, electric, gas and drainage by way of a private septic tank which is located in the orchard area beyond the rear lane.

Tenure

Freehold

N.B This property is available with no upward chain.


Directions

From Arnside Promenade head up Silverdale Rd passing The Albion Pub on the left. Towards the brow of the hill turn right onto Redhills Rd heading towards the Knott. Continue for approx. 1½ miles and proceed straight on into New Barns Rd

Council Tax

Band G

EPC RATING E



Energy Performance Certificate

Briarfield Lodge, New Barns Road, Arnside, CARNFORTH, LA5 0BD

Dwelling type: Detached house	Reference number: 0120-2812-7843-9804-8131
Date of assessment: 02 April 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 April 2014	Total floor area: 193 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,960
Over 3 years you could save	£ 1,209

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	
Heating	£ 6,189 over 3 years	£ 5,085 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #90ee90; width: fit-content; margin: 0 auto;"> You could save £ 1,209 over 3 years </div>
Hot Water	£ 474 over 3 years	£ 369 over 3 years	
Totals	£ 6,960	£ 5,781	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #90ee90;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00;">(55-68) D</td></tr> <tr><td style="background-color: #ffff00;">(39-54) E</td></tr> <tr><td style="background-color: #ff69b4;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000;">(1-20) G</td></tr> </table> <p><small>Not energy efficient - higher running costs</small></p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #4682b4; color: white;">Current</th> <th style="background-color: #4682b4; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">E</td> <td style="text-align: center;">B</td> </tr> </table> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential	E	B
(92 plus) A												
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E	B											

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Draught proofing	£80 - £120	£ 256	✔
2 Heating controls (room thermostat)	£350 - £450	£ 322	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 630	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015

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