



 Yew Tree Court



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Far Close Drive, Arnside, Cumbria, LA5 0BG

Stunning detached house located in the desirable area of Arnside. Offering 3 bedrooms, 3 reception rooms, kitchen, 2 bathrooms, including an en-suite. Ample parking and a garage Also boasting a large garden including a summerhouse & workshop.

There is lots of potential with this property, viewings highly recommended.

Quick Overview

- Desirable Area Of Arnside
- Detached Property
- Three Reception Rooms
- Three Bedrooms
- Ample Off Road Parking
- Large Gardens With Wildlife Garden
- Garage & Workshop
- Views Towards The Bay
- Development Potential
- Superfast Broadband 1000 mbps*





Location

Situated in a peaceful neighbourhood offering a serene and picturesque setting. As you approach Far Close Drive, you'll be greeted by a well-maintained and inviting street. The surrounding area is known for its lush greenery and stunning landscapes, providing a sense of tranquillity and escape from the hustle and bustle of everyday life.

The village itself is characterized by its quaint charm and friendly community. With a range of amenities and links to Lancaster and Manchester from the train station as well as easy access to the M6.

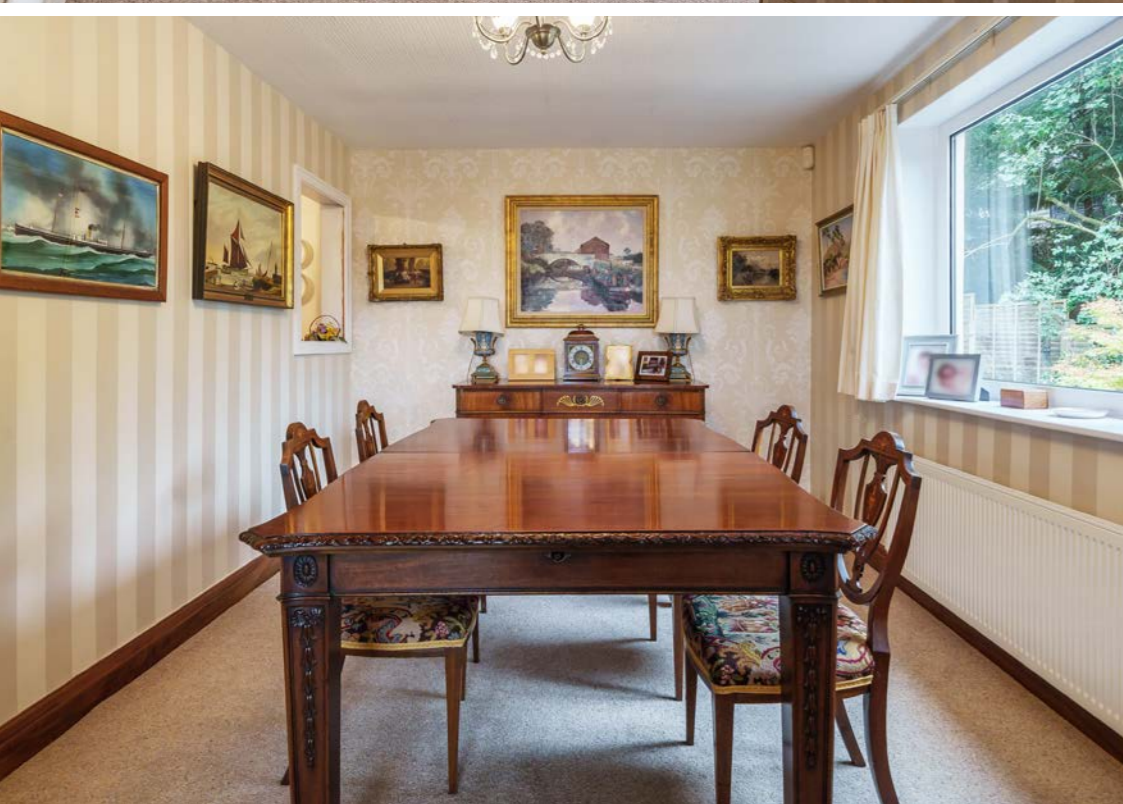
Welcome

Introducing a stunning detached house located in a desirable area of Arnside. This property offers three bedrooms, providing comfortable living space for residents. With three reception rooms, there's ample room to create distinct areas for relaxation, entertainment, or work. The well-appointed kitchen is perfect for preparing meals and enjoying family gatherings. Featuring two bathrooms, totalling four WC's with one being outside and also including an en-suite for added convenience and privacy. Ample parking and a garage ensure that vehicles are securely accommodated. The property also boasts a large garden, providing a wonderful outdoor space for various activities or simply unwinding amidst nature. Also included outside is a summerhouse and workshop with electric for lifestyle living whether you need an office or hobby room.

Beyond its appealing features, this property presents exciting development potential. Whether you envision expanding the existing structure or exploring other enhancements, this house provides a solid foundation for realizing your creative ideas.

Don't miss the chance to own this delightful detached house with views to the estuary in Arnside, offering desirable features such as spacious living areas, ample parking, a garage, and a large garden. With its potential for development, this property promises an enticing opportunity for prospective buyers.





Wine, Dine & Relax

Specifications

Living Room

21' 05" x 14' 07" (6.53m x 4.44m)

Dining Room

13' 01" x 9' 04" (3.99m x 2.84m)

Kitchen

14' 05" x 9' 07" (4.39m x 2.92m)

Utility

12' 10" x 4' 04" (3.91m x 1.32m)



Step through the entrance lobby into a bright and spacious living room, flooded with natural light from two large windows that offer breathtaking views of the surroundings. The focal point of the room is an elegant electric fire with a tile surround, hearth, and wooden mantel, creating a cozy atmosphere.

Passing through an archway from the living room, you'll discover a delightful dining room. This room features ample space for a dining table and chairs, perfect for entertaining guests. A window overlooks a charming patio garden, providing a peaceful backdrop while you enjoy your meals.

Back through the living room to fully fitted kitchen, equipped with both wall and base units for convenient storage. Boasting appliances, including a Smeg low-level oven and a built-in microwave above. An integrated Bosch dishwasher ensures hassle-free cleanup. The 1.5 stainless steel sink with a drainer overlooks the front garden, and there's even space for a small dining table, making it an ideal spot for casual dining.

Adjacent to the kitchen, a galley-style utility room awaits, offering ample wall and base cupboards for additional storage and plumbing for a washing machine. You'll also find a convenient breakfast bar area overlooking the garden, creating a pleasant space to enjoy your morning coffee.



Ground Floor Bedrooms



Specifications

Study / Bedroom 3
13' 02" x 9' 09" (4.01m x 2.97m)

Bedroom 2
13' 01" x 10' 11" (3.99m x 3.33m)

Moving down the inner hallway, you'll discover a versatile room that can serve as an office or a third bedroom. Sliding patio doors lead to the paved patio or potting area, seamlessly integrating indoor and outdoor living.

Further along the hallway, you'll find a ground floor bedroom complete with fitted wardrobes and a window that fills the room with natural light.

Also on the ground floor, there's also a well-appointed shower room with a fully tiled shower cubicle, a vanity station with base cupboards, a basin, and a large mirror above. The room includes a shaver socket, a large airing cupboard, and a separate WC for added convenience.





The First Floor

Specifications

Office / Nursery
13' 01" x 9' 09" (3.99m x 2.97m)

Master Bedroom
12' 04" x 9' 11" (3.76m x 3.02m)



Ascending the stairs, you'll reach an L-shaped office or nursery. This room boasts a window overlooking the rear, a built-in storage cupboard, and its own WC and sink.

To the front of the property lies the master bedroom, a haven of relaxation. It offers ample fitted wardrobes, providing abundant storage space. Enjoy stunning views across the bay and access the fire escape, which can be used as a balcony to soak in the beauty of the surroundings.

The master bedroom also features an en-suite bathroom, exquisitely designed with fully tiled walls and floor. It includes a corner shower, a WC, a vanity unit with a basin, and two towel rail. The heated mirrors with touch lights, remote shower start for warming before entering and underfloor heating adds a touch of luxury to your daily routine.

Outside

The property is enveloped by beautiful mature gardens that create a serene and picturesque atmosphere. As you approach the front, there is a welcoming patio area, perfect for relaxing and enjoying the outdoors.

Moving to one side of the property, you'll discover a well-maintained lawned garden adorned with mature borders, adding an element of natural charm and access to an outside toilet for convenience whilst gardening.

Specifications

Garage

14' 08" x 7' 11" (4.47m x 2.41m)

Workshop

19' 04" x 9' 03" (5.89m x 2.82m)

Shed

11' 06" x 8' 02" (3.51m x 2.49m)

Ascending a set of steps in this area leads you to a delightful summerhouse, complete with electricity and a cosy patio seating area, providing an idyllic space to unwind.

Continuing further, you'll come across a stand-alone workshop equipped with both electricity and water supply, offering a functional and versatile workspace. Beyond the workshop, a gate opens up to reveal a captivating wildlife garden/wood, showcasing a tranquil pond that adds to the enchanting ambiance. This area is designed to attract and support a variety of wildlife, providing a harmonious ecosystem.

On the other side of the property, you'll be delighted to find a quaint flagged patio area, exuding a cosy charm. Adjacent to it is a convenient veranda, cleverly utilized as a potting area, allowing gardening enthusiasts to nurture their plants and flowers with ease. This space offers a sheltered spot for tending to plants while enjoying the fresh air.

Parking The property features a spacious driveway that has ample parking space for six or more cars. Alongside the driveway, there is a shed for additional storage. There is also a garage with electricity and provisions for both hot and cold water along with the boiler and fuse box being conveniently housed here.





Directions

From the Arnside office, head West on The Promenade towards Ashleigh Road and turn left onto Silverdale Road. Turn right onto Red Hills Road, follow the road and take a slight right onto New Barns Road. Turn left onto Far Close Drive and the property can be located on the left next to our For Sale Board.

What 3 Words: //purchaser.lifters.unicorns

Important Information

Services:

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

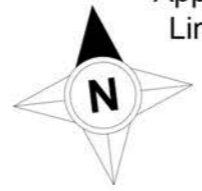
The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :

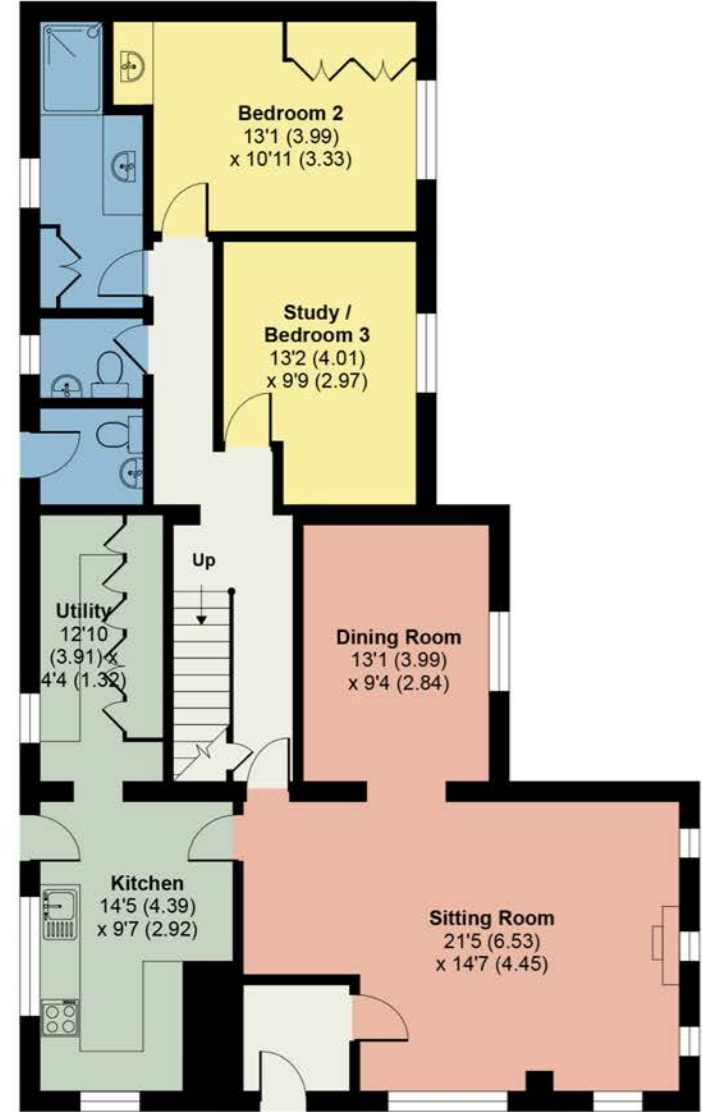
Tax Band F - Westmorland & Furness Council

Far Close Drive, Arnside, Carnforth, LA5

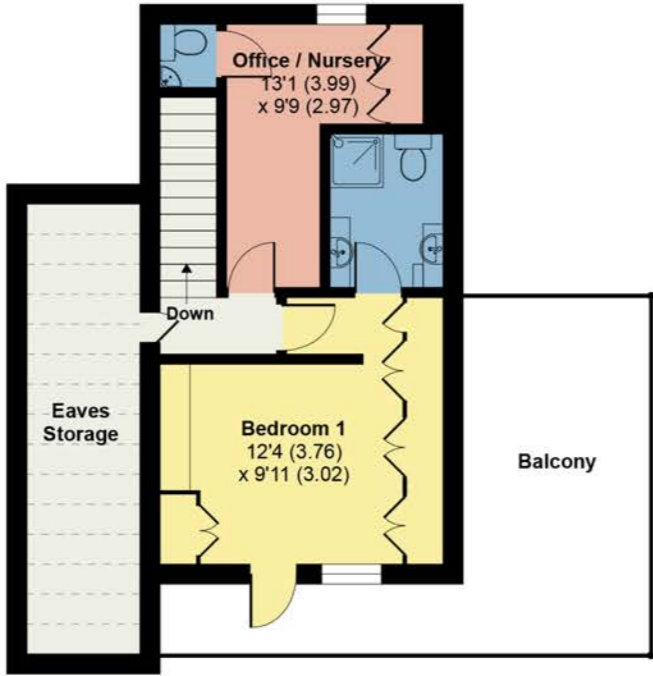
Denotes restricted head height



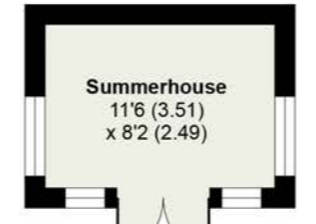
Approximate Area = 1626 sq ft / 151 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Outbuildings = 419 sq ft / 38.9 sq m
Total = 2130 sq ft / 197.8 sq m
For identification only - Not to scale



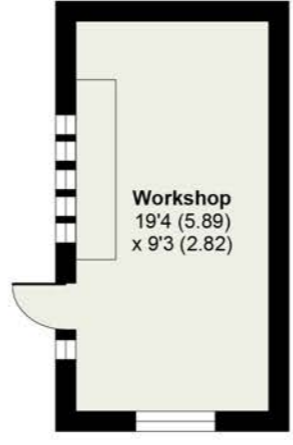
GROUND FLOOR



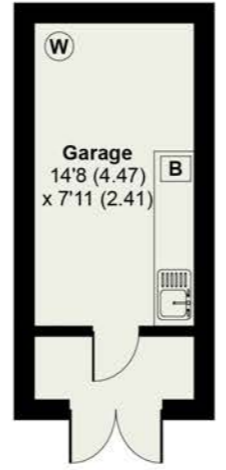
FIRST FLOOR



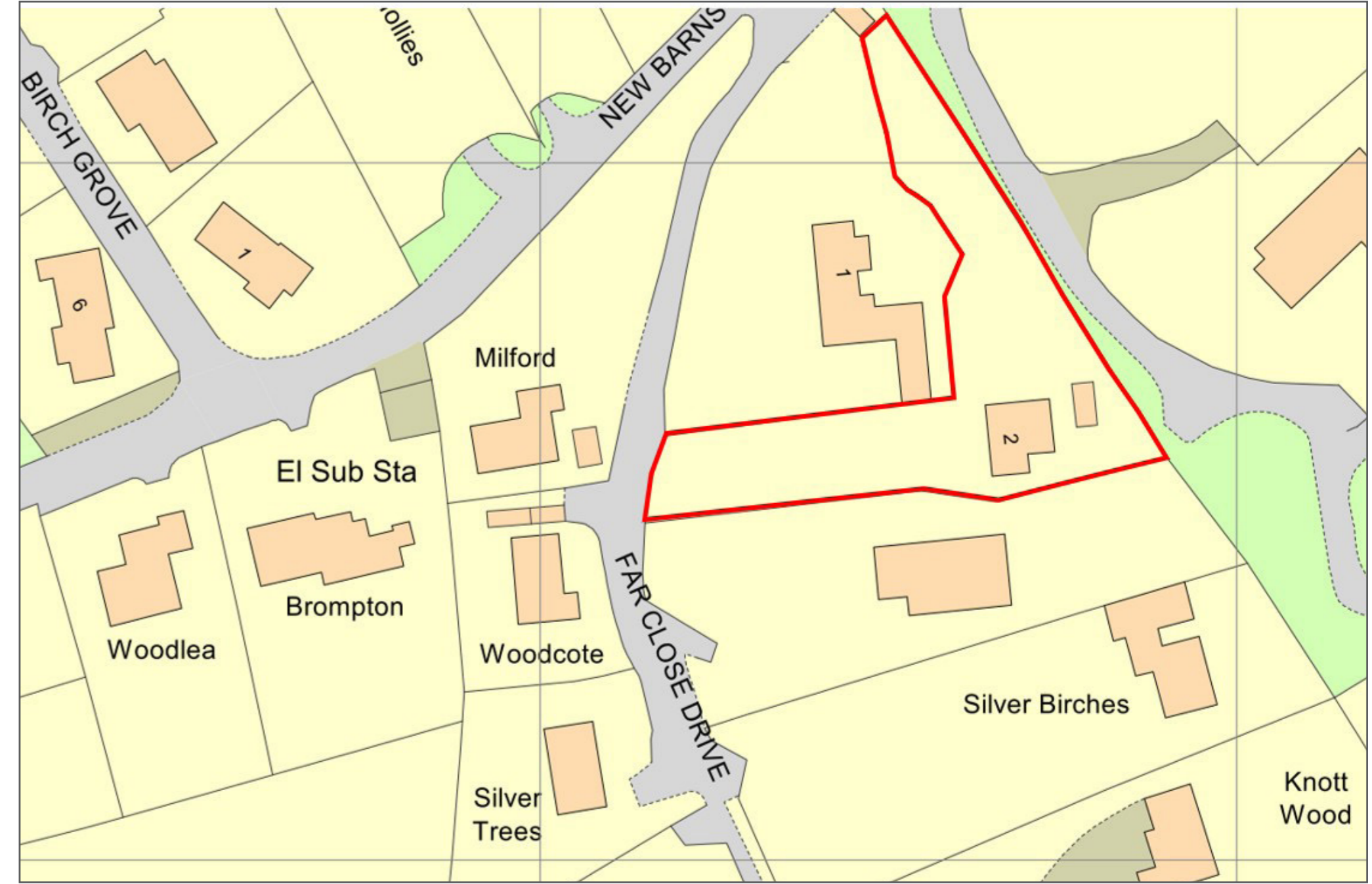
OUTBUILDING 3



OUTBUILDING 1



OUTBUILDING 2



Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

Call us on 01524 761806

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