



Arnside

£450,000

Elder House, Orchard Road, Arnside, Cumbria, LA5 0DP

Welcome to Elder House, your perfect family home nestled in the heart of Arnside. This charming detached property is situated in a sought-after location, just a stone's throw away from all the local amenities. Set on a spacious plot with gardens both at the front and rear, Elder House offers the convenience of off-road parking and a garage.

This is your chance to create a dream family home that truly reflects your style and preferences. With two inviting reception rooms, a well-equipped kitchen, a convenient utility room, five generously-sized bedrooms, and a family bathroom, Elder House provides a canvas for you to craft your ideal living space.

Quick Overview

- Detached House
- Popular Residential Location
- Gardens Front & Rear
- Off Road Parking & Garage
- Two Reception Rooms
- Five Bedrooms
- Ideal Family Home
- Close To Local Amenities
- No Chain
- Ultrafast Broadband 1000 mbps*



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Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: AR2536



Hallway



Living Room



Kitchen



Kitchen

Location Arnside is a charming and picturesque village located on the estuary of the River Kent, nestled within the beautiful countryside of Cumbria, England. This idyllic coastal village offers breath-taking views of the surrounding landscape, including the stunning Morecambe Bay. It is within easy access of the M6 and has the convenience of the well-connected railway.

Property Overview Welcome to this inviting and well-designed family home. As you step through the charming canopy porch and into the hallway, you'll immediately sense the space and comfort this property offers. To your right, the spacious L-shaped living dining area awaits, featuring a window to the front and patio doors leading to the rear garden. This delightful flow continues into the dining area, where a rear-facing window invites natural light.

The kitchen is a functional and practical space, boasting wall and base units, a stainless-steel double sink, and a freestanding oven and hob. Adjacent to the kitchen, the utility area provides plumbing for a washing machine, room for a fridge freezer, and a convenient door leading to the garden. Additionally, you'll find easy access to the doaks, complete with a WC and hand wash basin.

Venturing upstairs to the landing, your journey continues. Bedroom two, situated at the front of the property, treats you to picturesque views of the estuary and surrounding fells. Meanwhile, bedroom four, located at the rear, offers scenic vistas over the park and cricket pitch, complete with fitted wardrobes.

Conveniently opposite the stairs, the three-piece family bathroom provides a relaxing space with a bath, over-shower, low-level WC, and a hand wash basin, all surrounded by tilework. To the right of the stairs, you'll discover bedroom five, an ideal space for a home office, featuring a built-in storage cupboard.

Spacious and bright, bedroom one awaits at the front of the property, affording captivating views of the fells and equipped with fitted wardrobes for ample storage. Lastly, bedroom three, located at the rear, also boasts fitted wardrobes, completing this wonderful family home. With its thoughtful layout and comfortable spaces, this property is ready for you to put your stamp on and accommodate your family's needs. Don't miss the chance to make it your own!



Living Room



Dining Room



Bedroom



Bedroom



Bedroom



Bathroom

Outside The exterior of this home offers a delightful outdoor experience. To the front, garden is thoughtfully screened from the road by mature bushes, providing privacy.

Moving to the side of the property, you'll discover a spacious lawn area adorned with raised borders and graced by the presence of flourishing apple trees.

Round to the back of the house, a charming patio area awaits, offering a wonderful space for outdoor dining or simply enjoying the fresh air. This area also provides ample room for potted plants, allowing you to infuse your personal touch into the outdoor space. Another raised border adds a touch of greenery and visual interest to the backyard.

Parking A spacious block pave driveway can be found at the front of the property with the opportunity to extend. Leading to the large garage.

Accommodation (with approximate dimensions)

Living Room 11' 09" x 20' 04" (3.58m x 6.2m)

Dining Room 8' 11" x 10' 00" (2.72m x 3.05m)

Kitchen 10' 01" x 10' 00" (3.07m x 3.05m)

Utility 6' 00" x 9' 03" (1.83m x 2.82m)

Cloaks

Bedroom One 11' 11" x 10' 07" (3.63m x 3.23m)

Bedroom Two 10' 02" x 10' 07" (3.1m x 3.23m)

Bedroom Three 9' 05" x 11' 11" (2.87m x 3.63m)

Bedroom Four 10' 01" x 9' 03" (3.07m x 2.82m)

Bedroom Five 10' 08" x 5' 09" (3.25m x 1.75m)

Family Bathroom

Garage 18' 01" x 10' 02" (5.51m x 3.1m)

What 3 Words ///perused.hazy.bandstand

Directions From the Hackney and Leigh Arnside office, proceed along the Promenade, bearing left past the Albion and to Silverdale Road. Turn left onto Orchard Road and the property can be found on the left hand side next to our For Sale board.

Property Information

Council Tax Tax Band E Westmorland & Fumess Council

Services Mains gas, water and electricity.

Tenure Freehold. Vacant possession upon completion.

EPC 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.



View



Rear Elevation



Garden



OS Map

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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Orchard Road, Arnside, Carnforth, LA5

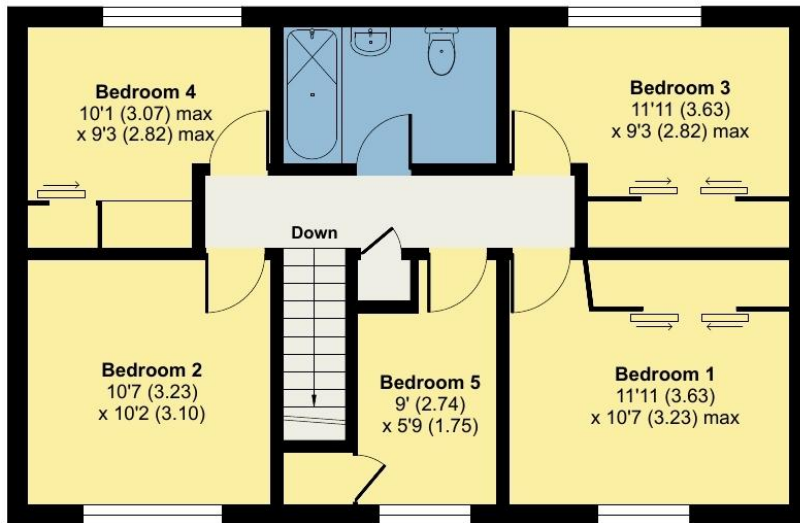


Approximate Area = 1308 sq ft / 121.5 sq m

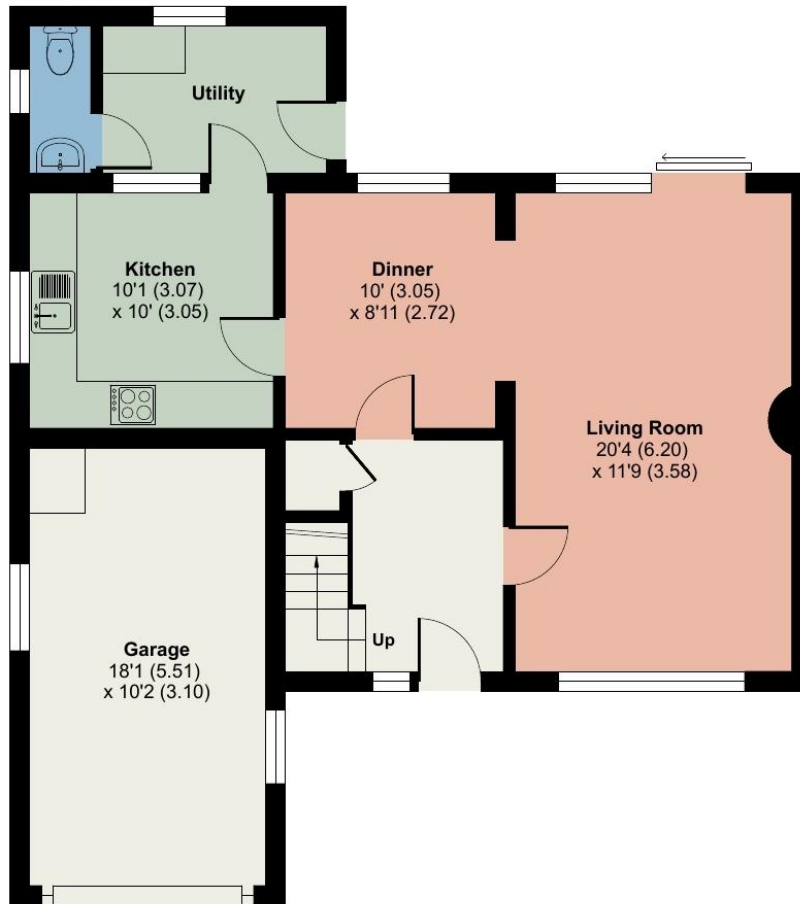
Garage = 186 sq ft / 17.2 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 1030027

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