

Arnside

£430,000

Woodslea, Lynslack Terrace, Arnside, Cumbria, LA5 0EL

Woodslea is a wonderful family home, set in an elevated position within the heart of the sought after village of Arnside. Offering well balanced accommodation and rear garden, off road parking and easy access to the well-known Arnside Knott!

With an open plan kitchen/living/diner and utility, separate living room and additional sun room/office to the ground floor, along with four good sized bedrooms and two bathrooms to the first floor, this home has plenty on offer for a range of buyers from growing families to retirees alike.

Quick Overview

- Wonderful Family Home
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen/Living/Diner
- Living Room & Additional Sun Room/Office
- Tastefully Modernised Throughout
- Well-Presented Rear Graden
- Off Road Parking
- Situated in an Elevated Position
- Close Access to Local Amenities
- Ultrafast 1000 Mbps Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: AR2541



Open Plan Kitchen/Living Diner



Open Plan Kitchen/Living Diner



Living Room



Sun Room/Study

Location Woodslea 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.

Property Overview Step through the door into a porch area, perfect for hanging coats and storing shoes. Follow into the spacious hallway, recently decorated and with new Karndean flooring. Ahead, a walk in under stairs cupboard provides plenty of storage. Part glazed doors to either side of the entrance hall invite the light through. Turning right, Karndean flooring continues into the spacious kitchen/living/diner; the heart of the home.

Colour matched throughout to a harmonious palette of Farrow & Ball, undertones of light grey are neutral yet warm. Underfloor heating functions on a separate thermostat to the main central heating. Pendant lighting features above the dining table, whilst sociable dining can be enjoyed with family and friends at the breakfast bar.

Well-fitted softclose, handleless wall and base units offer abundant storage, with ample preparation space on the complementary work tops with tiled splashback and stainless steel sink and drainer. Integrated Neff appliances include an induction hob with extractor over, double oven and microwave. There is also a fitted undercounter fridge and dishwasher with the added benefit of undercounter lights and plinth lighting. Triple-zone lighting also features a dimmer function to help create the perfect mood. From the kitchen there is access into the utility, where there is space and plumbing for a washing machine and access into a downstairs W.C. with wall hung basin with storage beneath. The utility also provides access out into the rear garden.

The light and bright, newly carpeted living room offers room for all, with Charnwood multifuel stove, creating a great cosy atmosphere for those winter evenings. The large window to the front invites the morning sunrise in, with starlit skies beautifully framed on clear nights. Double



Open Plan Kitchen/Living Diner



Living Room



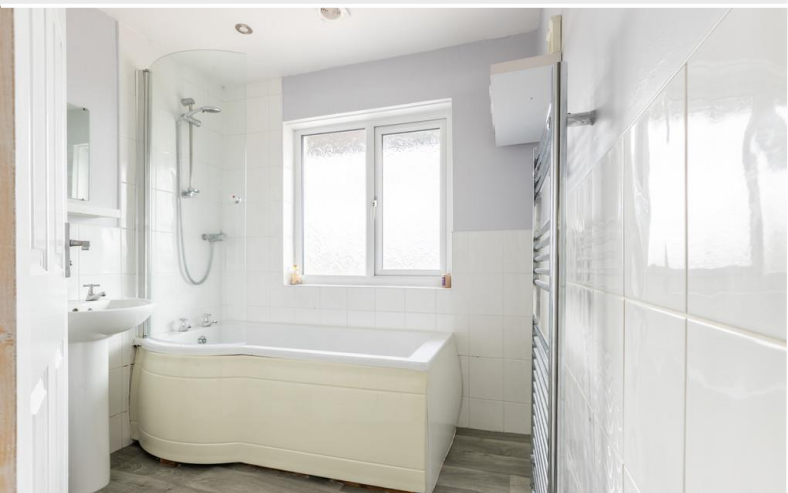
Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom

doors open into the sun room, currently used as an office with brand new Karndean flooring, bespoke fitted shelving and French doors opening to the Indian stone paved patio and garden. Private and peaceful, this is a great additional room for those who work from home, or as a play room or second sitting room in which to sit and enjoy a coffee or glass of wine in the sun.

Follow the stairs to the first floor split landing. To the right is the spacious master suite with front aspect window with far reaching views towards the Fairy Steps and distant hills. A dressing area, last year furnished with Sharps fitted wardrobes, precedes the four piece en suite. A deep bath tub, separate walk-in shower with Hansgrohe rainfall shower and handheld attachment, wall hung vanity unit wash basin and W.C. with attractive wood effect Karndean flooring and heated ladder towel radiator also feature, whilst the large window frames views out over the mixed woodland of Arnside Knott, home to a variety of songbirds and owls.

To the left of the landing are the further three bedrooms and family bathroom. Bedrooms two and three are both double rooms with ample space for additional furniture; private woodland views beckon from bedroom three and views from bedroom two extend towards the Fairy Steps and Ingleborough on a clear day. Bedroom four is a good size single bedroom which could serve as a nursery or additional study. Finally, the family bathroom comprises a bath with shower over, pedestal sink, W.C., heated ladder towel radiator and complementary part tiled walls.

Parking Shared access driveway with parking for three to four cars to the front with turning rights on the neighbouring drive.

Outside Raised paved terrace with seating area to the front.

Well maintained rear garden with lawn, gravel and Indian stone paved patio areas for outdoor seating and a rockery, previously fitted with waterfall feature which could be reinstated, creating a peaceful environment ideal for enjoying the morning sun, and access from the garden to the top of the well known Arnside Knott within just a 20 minute walk.

What3words ///shine.clay.ordeals



Master Bedroom



En-Suite



Rear Garden



Rear Garden



Elevated View

Accommodation (with approximate dimensions)

Open Plan Kitchen/Living/Diner 23' 4" x 12' 0" (7.11m x 3.66m)

Utility 7' 1" x 5' 9" (2.16m x 1.75m)

Living Room 17' 2" x 11' 0" (5.23m x 3.35m)

Sun Room/Office 9' 0" x 11' 0" (2.74m x 3.35m)

Bedroom One 14' 1" x 12' 0" (4.29m x 3.66m)

Bedroom Two 12' 08" x 11' 01" (3.86m x 3.38m)

Bedroom Three 9' 09" x 11' 01" (2.97m x 3.38m)

Bedroom Four 9' 1" x 7' 9" (2.77m x 2.36m)

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council. Band D.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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

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



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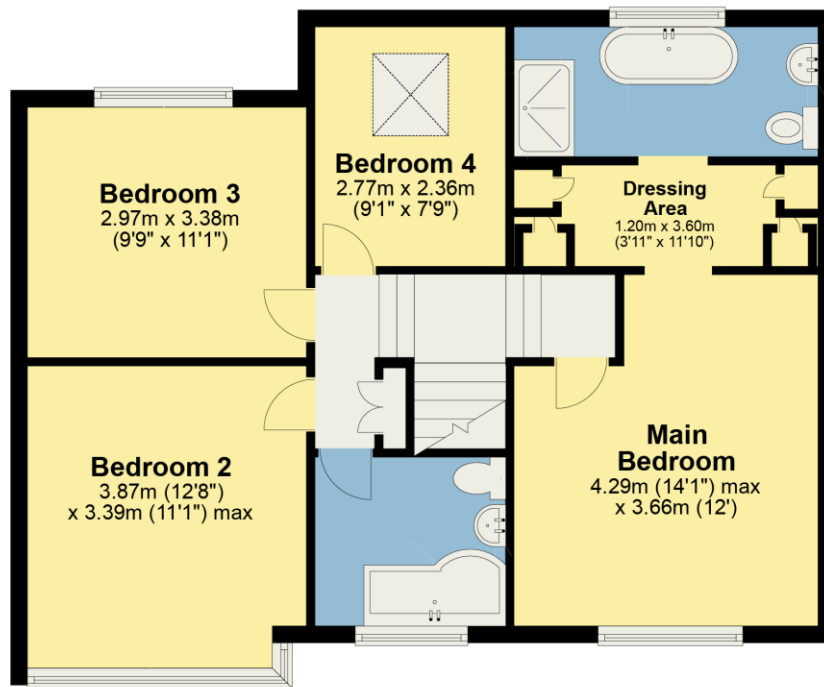


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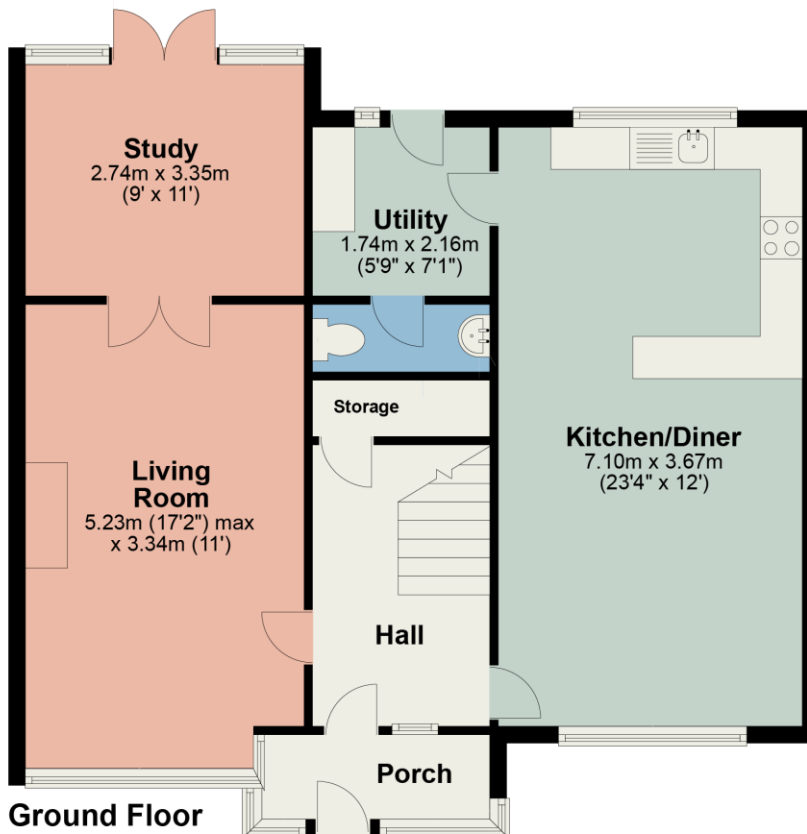


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First Floor



Ground Floor

Total area: approx. 138.7 sq. metres (1493.1 sq. feet)

A thought from the owners... "We've spent six years lovingly extending and renovating Woodslea and transforming it into a fabulous family home. It's an all season home, with ever changing views offering snippets of the sea in winter and misty autumn sunrises. The perfect home to build memories that last a lifetime."

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