



Arnside

£315,000

1 Ryebank, 16 Church Hill, Arnside, Carnforth, LA5 0DQ

This ground floor apartment is situated in a charming Victorian building offering picturesque views of the estuary and the Cumbrian fells. The spacious interior features a large living room, two bedrooms (with the possibility of a third), a well-equipped kitchen, a bathroom, an office, and a convenient storage room. The property includes a front garden for outdoor enjoyment and comes with an allocated carport at the rear.

Quick Overview

Ground Floor Apartment
Elevated Estuary and Fell Views
Spacious and Light Living Room
Two Double Bedrooms
Potential Third Bedroom
Office Space
Cellar Storage Room
Front Garden and Parking Space
Close to Local Amenities
Broadband Available



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Broadband
Available



Allocated Carport

Property Reference: AR2549



Entrance Hall



Living Room



Living Room



Dining Room

Location Church Hill is located in the highly desirable village of Arnside, being only a short walk down to the promenade boasting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside has a range of amenities including a primary school, a doctors surgery, dentist, library and sailing club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

The village has a train station which is ideal for commuting to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North. With the M6 within easy reach The Lake District and The Yorkshire Dales National Park are just a 30 minute drive away.

Property Overview Step into this spacious and inviting property, where you'll be greeted by a light-filled living room boasting high ceilings, elegant coving, and a bay window offering breathtaking views of the estuary and fells. Stay warm and cosy with the help of two vertical radiators and a gas fire, creating the perfect ambiance for relaxation.

Adjacent to the living room, you'll find the master bedroom, featuring beautiful wooden floors, coving, a bay window, and plenty of space for all your wardrobe needs. This tranquil retreat is the perfect place to unwind after a long day.

Conveniently located near the entrance, a cloakroom awaits, complete with a WC and hand basin, ensuring practicality and ease of use.

Towards the rear of the property, discover a well-equipped kitchen, featuring a wall-mounted unit, freestanding counters, an electric oven and ceramic hob, and a stainless steel sink. With ample space for a fridge freezer, a small dining table, and plumbing for a washing machine, this kitchen is designed to meet all your culinary needs.

Adjacent to the kitchen, a versatile room awaits, offering the flexibility to be used as a dining room or a third bedroom. This room leads to the main bathroom, adorned with tiled walls, a lino floor, a hand basin, a WC, and a bath with an overhead shower.

Descending the stairs from the hallway, you'll discover a convenient office space, complete with coving, shelving, and a vertical radiator, providing the ideal environment for productivity and focus. Bedroom 2 awaits on the lower level, offering generous space, laminate flooring, a wall of shelves, coving, and two vertical radiators, ensuring comfort and style.

To add to the property's functionality, a recently discovered storage room, equipped with electrics and light, is at your disposal, offering additional space for all your storage needs.



Living Room



Kitchen



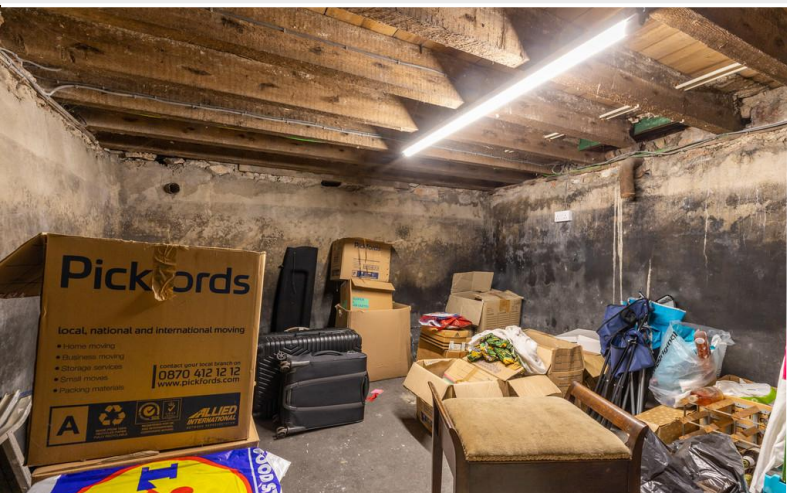
Dining Room



Bathroom



Office



Store Room

Outside At the front of the property, the apartment boasts a garden, providing a delightful outdoor space. Designed for low maintenance, the garden features flagstones, creating a practical area for potted plants, patio seats, and enjoyable outdoor activities such as barbecues. This charming garden is an ideal spot for residents to relax and take in the scenic views of the estuary and distant fells.

Parking At the top of the drive there is an allocated car port space for one vehicle.

What 3 Words ///liquids.graduated.mainly

Accommodation (with approximate dimensions)

Living Room 17' 03" x 14' 03" (5.26m x 4.34m)

Kitchen 13' 00" x 12' 05" (3.96m x 3.78m)

Dining Room/Bedroom Three 8' 07" x 8' 03" (2.62m x 2.51m)

Master Bedroom 17' 08" x 12' 05" (5.38m x 3.78m)

Bedroom Two 13' 05" x 12' 05" (4.09m x 3.78m)

Office/Study 9' 03" x 5' 03" (2.82m x 1.6m)

Store Room 13' 11" x 11' 01" (4.24m x 3.38m)

Property Information

Planning permission has been obtained for modernisation to number 1 Lindale Close approximately 200 yards away on a side road.

Services Mains gas, water and electricity.

Council Tax Council Tax Band C - Westmorland and Furness Council.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 3rd August 1999. There is 974 years remaining. A There is a right of access on the drive and the front path to the garden. There is no ground rent or maintenance charges for the property, the apartment above owns the freehold for no 1 and no 1 owns the freehold of no 2, the external maintenance is split 50/50. Please ask the office for further information

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.



Master Bedroom



Bedroom Two



External Door and Parking



Driveway

Request a Viewing Online or Call 01524 761806

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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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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: AR2549

A thought from the owners...

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