





# Glen Farrell

Carr Bank Road, Carr Bank, LA7 7LE

Glenn Farrell is a modern home boasting a spacious open plan living area and separate sun lounge. The convenience of a home office and utility offer practical solutions for everyday living. Two bedrooms have the convenience of en-suites and all five bedrooms are well proportioned providing ample space for a growing family or accommodating guests. The modern finishes throughout this home add a touch of elegance and sophistication.

Outside, the large garden complements the interior perfectly, offering a peaceful retreat and plenty of space for outdoor activities. The ample parking ensures convenience for you and your visitors.

Don't let this opportunity pass you by, contact us today to arrange a viewing and make this modern 5 bedroom property in Carr Bank your dream home.

## Quick Overview

- Spacious Five Bedroom Family Home
- Large Garden and Land
- Open Plan Living
- Sun Lounge
- Two En-Suites
- Beautifully Presented Throughout
- Ample Parking for 10+ Cars
- Quiet Country Location
- Close to Arnside Amenities
- Broadband Available





## Location

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Carr Bank is a serene residential area, characterised by its peaceful surroundings and a sense of community, highly desirable and close to the village of Arnside, a National Landscape. The promenade and pier host a variety of shops, cafes and pubs, and are within walking distance to Redhills Woods and Arnside Knott. Arnside benefits from a train station, a primary school, a doctor's surgery, a dentist, a library, a sailing club that hosts regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. There are many wide-ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside is positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.



# Open Plan Living

Step into this stunning property and be greeted by the open plan living dining kitchen, featuring laminated flooring, a bay window, and dining area. The magnet kitchen boasts a convenient breakfast island with integrated fridge, bins, and drawers. The kitchen also has fitted wall and base units and complementary work surfaces. It is equipped with a Cusinemaster electric range cooker with a ceramic hob, an integrated AEG microwave, and an Indesit dishwasher.

To the left of the living area, you'll find a separate sun lounge with bifold doors overlooking the garden, making it an ideal space for entertaining or enjoying a film in the evening.

## Specifications

### Living Room

14' 09" x 16' 05" (4.5m x 5m)

### Kitchen

9' 07" x 17' 11" (2.92m x 5.46m)

### Sun Lounge

9' 06" x 16' 01" (2.9m x 4.9m)





## The Master Suite

### Specifications

**Master Bedroom**  
15' 11" x 9' 11" (4.85m x 3.02m)

**Dressing Area**  
9' 07" x 13' 04" (2.92m x 4.06m)

As you ascend the stairs from the living room, you'll reach the landing, which opens up into the master bedroom dressing area. This versatile space offers room for wardrobes and a dressing table. Connected to the dressing area is the luxurious four-piece en-suite, featuring tiled walls, a lino floor, a bath, a corner shower, a low-level WC, and a basin with a cupboard underneath. Returning through the dressing area, you'll step down into the spacious bedroom with a vaulted ceiling adorned with original beams. The insulated roof, walls, and floor make this room cosy, and the double doors offer the potential to add a Juliette balcony.



# Versatile Space

Heading back down the stairs and through the kitchen, you'll enter the inner hallway. Here, you'll find a convenient home office with a window towards the rear garden and an electric heater. Continuing along, you'll come across a versatile carpeted open space with a composite external door leading to the front of the property, loft access, and a useful storage cupboard housing the broadband.

Descending into 'The Annexe' hall, you'll find another handy storage cupboard, and you'll come to bedroom two with laminated flooring and dual aspect windows overlooking the front and side of the property. This room benefits from an en-suite with a built-in cupboard, a bath, a corner shower, a basin with a cupboard below, and a low-level WC.

Continuing along the hallway, you'll pass a convenient cloakroom with a WC and basin, and you'll reach a practical utility room with plumbing for two washing machines, space for two dryers, a fridge freezer, wall and base units, a stainless-steel single sink, and a tiled floor.

## Specifications

**Study/Home Office**  
5' 11" x 7' 03" (1.8m x 2.21m)

**Bedroom Two**  
9' 10" x 16' 05" (3m x 5m)

**Utility**  
7' 03" x 15' 01" (2.21m x 4.6m)





## Bedrooms Three, Four & Five

### Specifications

#### Bedroom Three

12' 02" x 10' 02" (3.71m x 3.1m)

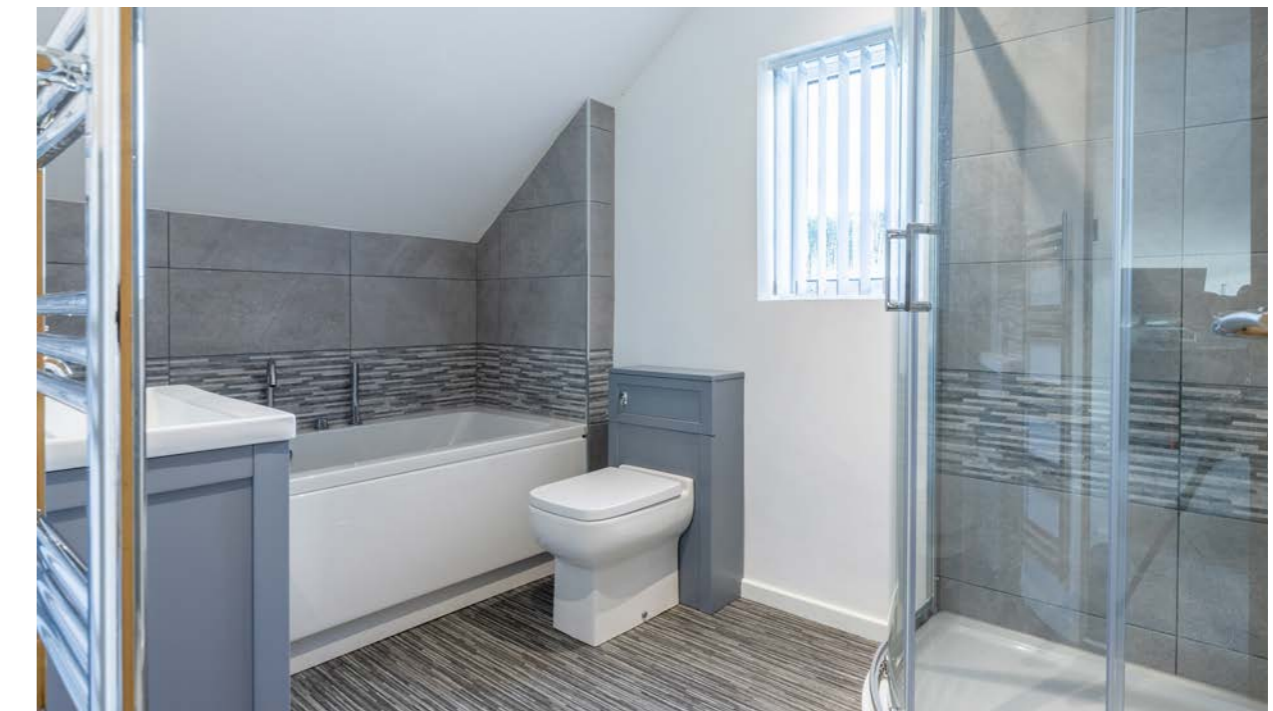
#### Bedroom Four

9' 05" x 9' 00" (2.87m x 2.74m)

#### Bedroom Five

10' 00" x 7' 04" (3.05m x 2.24m)

On the first floor, you'll find the family bathroom on the left, featuring a bath, a corner shower, a basin with a cupboard below, and a low-level WC. You'll also have access to bedroom three with a Velux window and carpeted flooring, complete with HDMI sockets built-in. This room leads to bedroom five, which has a small window and the potential to be converted into an en-suite. Bedroom four can be found at the front of the property, boasting a Velux window and a window overlooking the side aspect.









## Outside and Parking

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Step outside of this remarkable property and discover a substantial grassed area with paths leading around the property, providing a perfect space for outdoor activities and relaxation. For added convenience, there is an outside toilet, ensuring easy access for all. Additionally, there is the option to negotiate the inclusion of a hot tub, allowing you to unwind and indulge in ultimate relaxation.

For those with furry friends, this property offers dog kennels, providing a safe and comfortable space for your beloved pets. As you explore the outdoor area, you'll be treated to breath taking views across to Arnside Knott, immersing you in the beauty of the surrounding landscape.

You will find ample parking on concrete and gravel. There is room a caravan/motorhome plus 8 or more cars.

## Important Information

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**Services:**

Water, electricity, mains drainage and oil central heating.

**Energy Performance Certificate:**

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

**Council Tax Band :**

Band F. Westmorland and Furness Council.

**Tenure:**

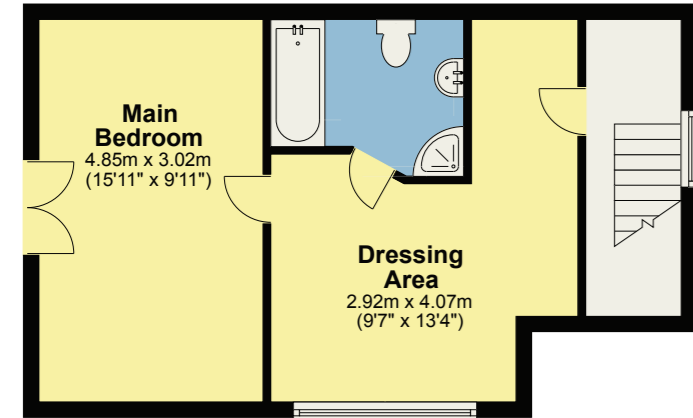
Freehold. Vacant possession upon completion. There is a right of access from the lane down to Glen Farrell please ask for further information.

**What3Words:**

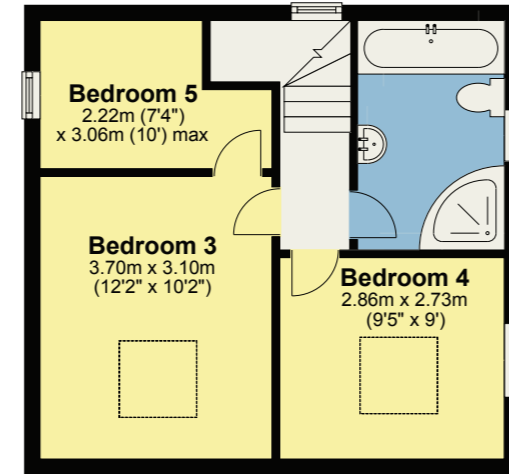
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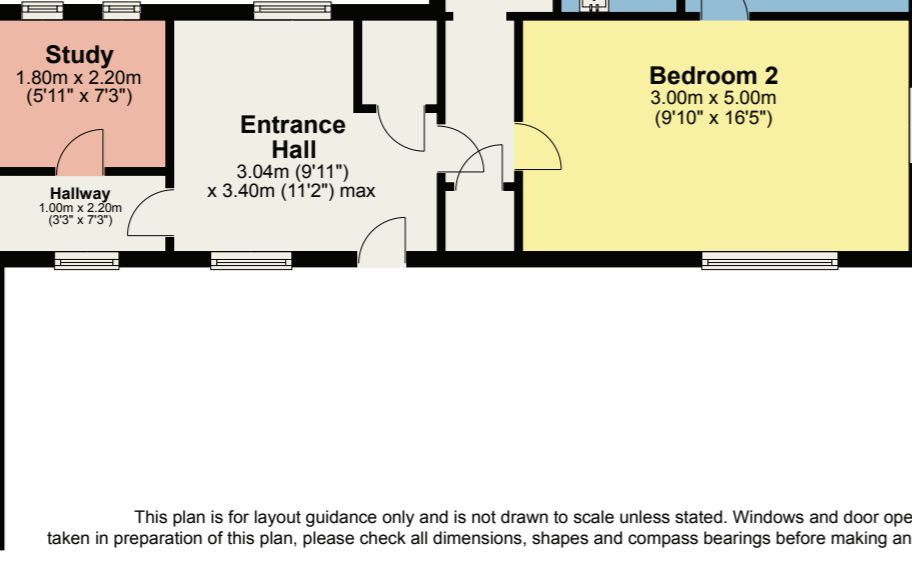
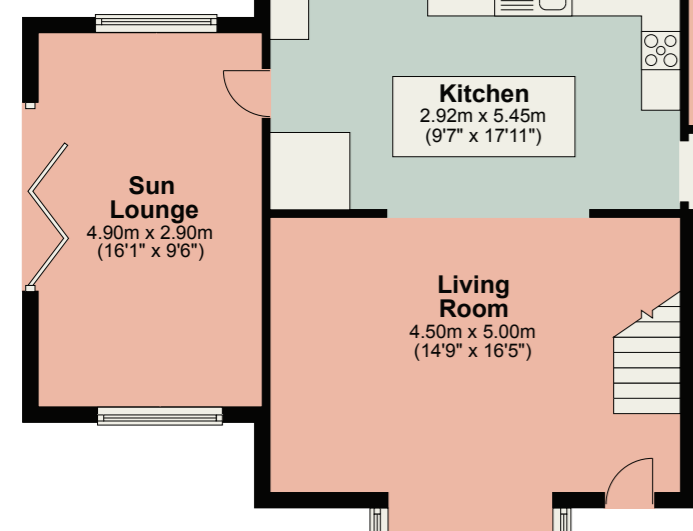
**First Floor**



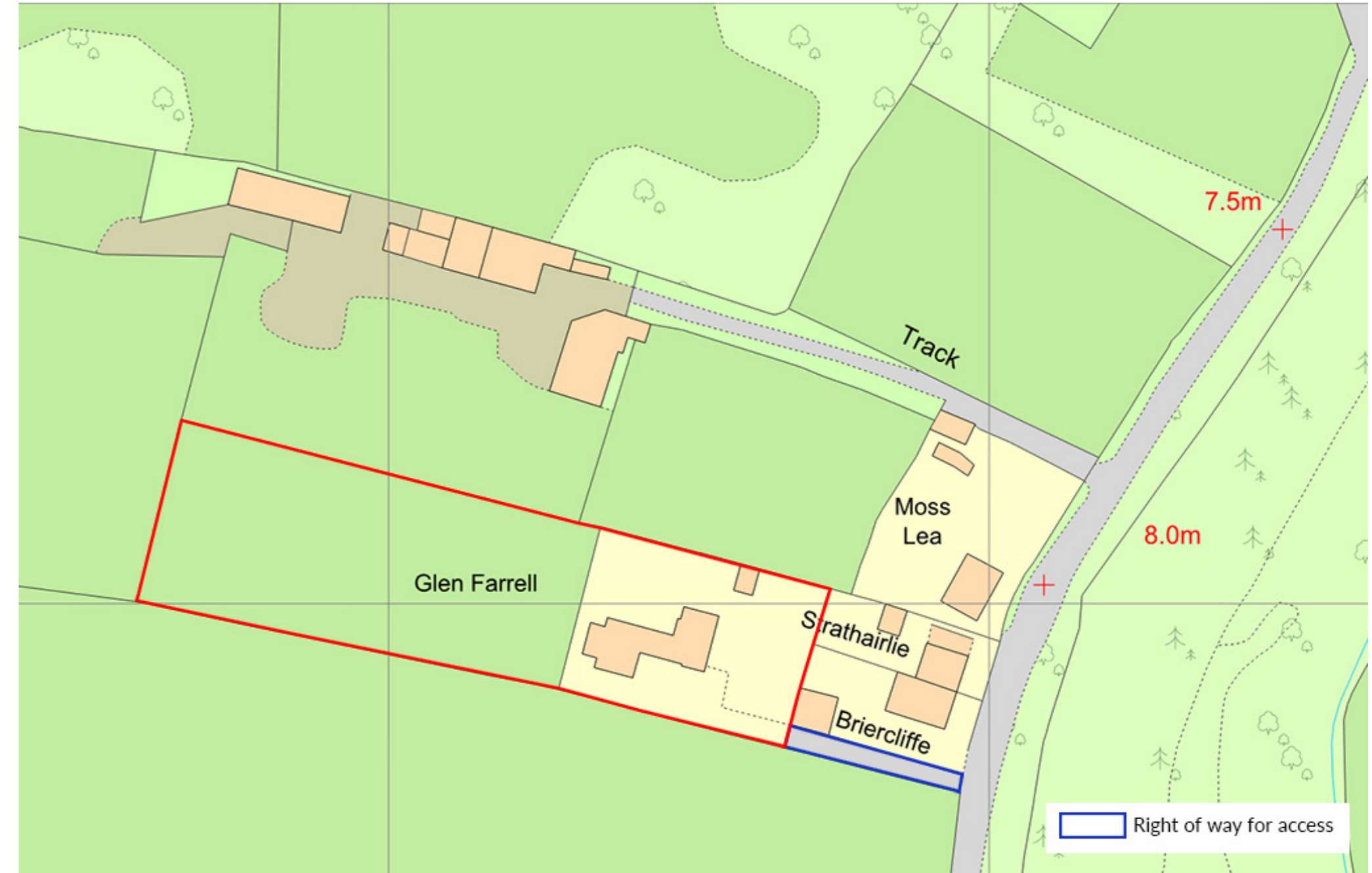
**First Floor**



**Ground Floor**



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: AR2548



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**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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