



1 Arnbarrow



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1 Arnbarrow, Sandside, Milnthorpe LA7 7HP

We are delighted to introduce 1 Arnbarrow, a distinctive period property that offers a rare combination of uniqueness and breathtaking estuary and fell views. Nestled within an Area of Outstanding Natural Beauty, this home is set on a generous plot, featuring a wooded area, beautifully landscaped gardens and parking for numerous cars.

Exuding charm and an abundance of original features, this sympathetically updated residence includes three reception rooms, four double bedrooms, four bathrooms, complete with a self-contained annex offering flexibility and potential income, this home really is something special!

Thought from the owners

"1 Arnbarrow provides the perfect combination of easy access to road, rail and local services whilst still providing a 'get away from it all' lifestyle, particularly with the Lakes and Dales on the doorstep. it actually feels like we are on holiday everyday!"



Quick Overview

Exquisite Period Property

Four Double Bedrooms

Self Contained Annex

Breath-taking Views

Set on a Generous Plot with Wooded Area

Three Reception Rooms

Private Gated Entrance

Character & Charm

Double Garage & Ample off Road Parking

Ultrafast Broadband Available







Location

Nestled in the picturesque Sandside near Arnside boasting an idyllic setting that combines natural beauty with a serene lifestyle. This charming village is situated on the edge of the Kent Estuary, providing residents with stunning water views and a peaceful, rural atmosphere. Sandside is part of the Arnside and Silverdale Area of Outstanding Natural Beauty, renowned for its diverse wildlife, scenic walks, and unspoiled landscapes.

The nearby village of Arnside, just a short drive away, adds to the appeal with its vibrant community, quaint shops, delightful cafes, two pubs and wine bar. Sandside itself boasts a community shop which is open daily and Booths Supermarket is a short drive away in the nearby town of Milnthorpe. Sandside provides easy access to outdoor activities such as hiking, birdwatching, and cycling. The area is well-connected by road and rail, with the Arnside railway station offering convenient links to Lancaster, Barrow-in-Furness and a direct train to Manchester. Also, the M6 Motorway is only a 10 minute drive away, perfect for those needing to commute.

Sandside is perfect for those seeking a tranquil retreat without sacrificing accessibility to the broader attractions of the Lake District and Morecambe Bay. Whether you're drawn by the natural scenery, the rich local heritage, or the welcoming community, Sandside offers a truly special place to call home.

What3words ///waistcoat.metals.speakers



Welcome

This stunning Victorian home, is beautifully updated and has been painstakingly restored to its former glory by the current owners. Nestled in the tranquil village of Sandside near Arnside, this property offers an exceptional blend of period charm and modern convenience, set within an Area of Outstanding Natural Beauty.

Step through the arched doorway with a sense of anticipation, and you enter into the truly impressive hall, the charm of this property immediately becomes apparent.









Delightful Living

Specifications

Living/Dining Room
24' 05" x 16' 04"
(7.44m x 4.98m)

The living room showcases oak panelling on the walls, original cornicing, and a Victorian-style fireplace with a wood-burning stove inset.

The bay window faces west and floods the room with natural light and provides breath-taking views across the ever-changing landscape of the Kent Estuary and exquisite sunsets.



Ground Floor



Specifications

Breakfast Kitchen
15' 06" x 11' 03"
(4.72m x 3.43m)

Sitting Room
11' 05" x 10' 01"
(3.48m x 3.07m)

The breakfast kitchen, is a true highlight of the home. An ornate oak staircase, thought to be made by Waring and Gillow, adds to the overall sense of character and grandeur. The breakfast kitchen is bathed in natural daylight from the stained glass windows, it is equipped with bespoke wall and base units, complemented by Quartz work surfaces and a range of appliances, including a hob, fridge freezer, wine fridge, combi microwave oven, and an Aga at its heart.

From the kitchen, proceed to the inner hallway. To the right is the sitting room, which could also serve as a home office or a downstairs fifth double bedroom.

The inner hall also leads to a well-designed utility room, featuring a range of wall and base units, plumbing for a washing machine, and access to both the garage and the rear courtyard, perfect for those with dogs and ideal as a service area for hanging washing and wood store. The utility room leads through to a shower room and a separate side entrance, convenient for returning from outdoor activities. Additionally, the inner hall provides access to the extensive cellars, suitable for storage, or use as a workshop as there is external entrance from the gardens.









First Floor

Specifications

Principal Bedroom
19' 10" x 15' 04" Max
(6.05m x 4.67m)

Bedroom Three
12' 02" x 9' 09"
(3.71m x 2.97m)

Bedroom Two
15' x 10' 08"
(4.57m x 3.25m)

To the first floor, the principal bedroom is located to the side of the property, offering exquisite views over the estuary and the Lake District beyond. This spacious room also benefits from an immaculate en-suite shower room.

Bedrooms two and three are both generously proportioned. The four-piece bathroom is a perfect place to relax, featuring a roll-top bath with views across the water.



Annex



Specifications

Annex Open Plan
Living Kitchen Dining Room
21' 05" x 10' 10"
(6.53m x 3.3m)

Annex Bedroom
11' 0" x 12' 03"
(3.35m x 3.73m)

An inner hallway leads to the beautifully designed, self-contained annex. This impeccably presented space is highly versatile, suitable for hosting guests, operating a business, or serving as a holiday rental.

The annex features an open-plan living area with wood burning stove and fantastic views, a kitchen area and dining space, a cosy bedroom, and a modern bathroom. With its own private entrance and direct access to the garden, this annex combines privacy and comfort, making it a perfect retreat for visitors or an ideal opportunity for generating a rental income.









Outside

The property is accessed via electric gates for added security. The sweeping driveway leads you up to the front of the property, allowing for generous parking, a turning area and a large double garage. To the side is an elevated wooded area which has been managed sustainably to provide logs, fire wood and houses an abundance of wildlife.

A generous lawned area runs to the edge of the entrance to Arnbarrow and is well-screened by mature borders. This area of the garden is perfect for relaxing, alfresco dining and watching the beautiful sunsets over the Estuary. The real highlight is the formal garden with a central fountain and patio area to the side, commanding spectacular views.

This distinctive period property offers a rare combination of unique charm, modern updates, and natural beauty. Whether you are seeking a tranquil retreat or a family home with character, 1 Arnbarrow provides a truly special place to call home.

Important Information

Services:

Mains Electricity, Mains Water and Drainage. Oil fired central heating.

Tenure:

Freehold. Vacant possession upon completion.

Council Tax: Westmorland & Furness
Band F

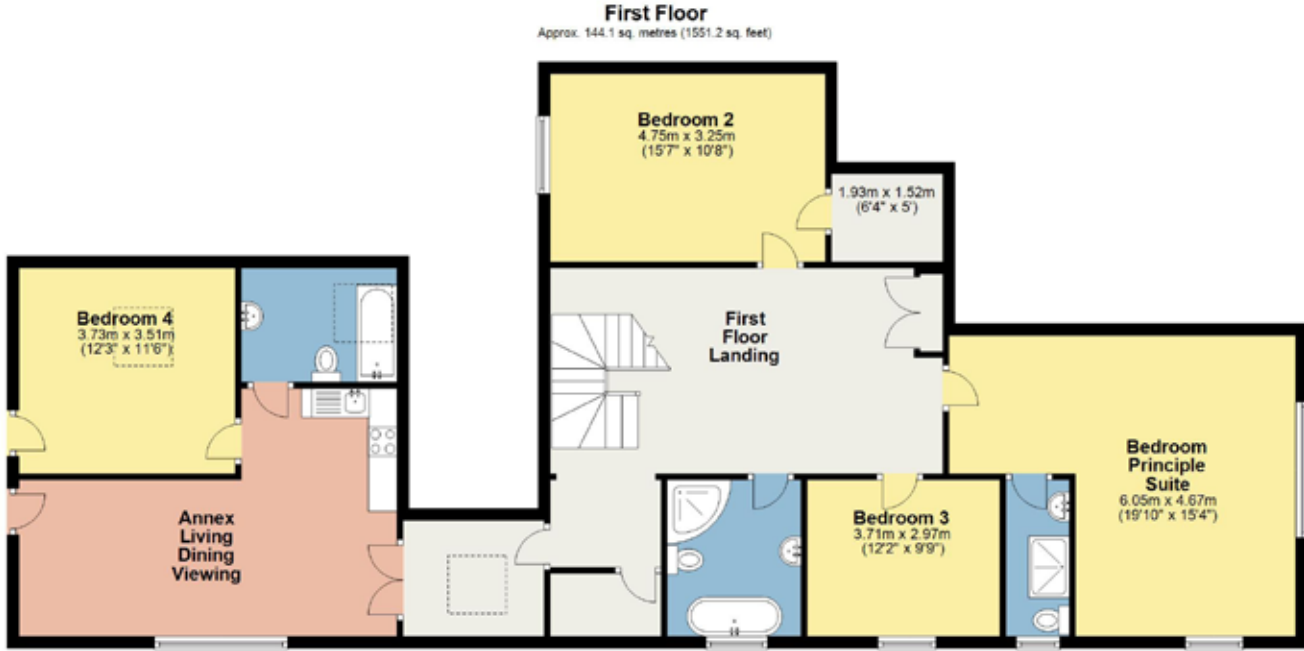
Energy Performance Certificate:

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.**



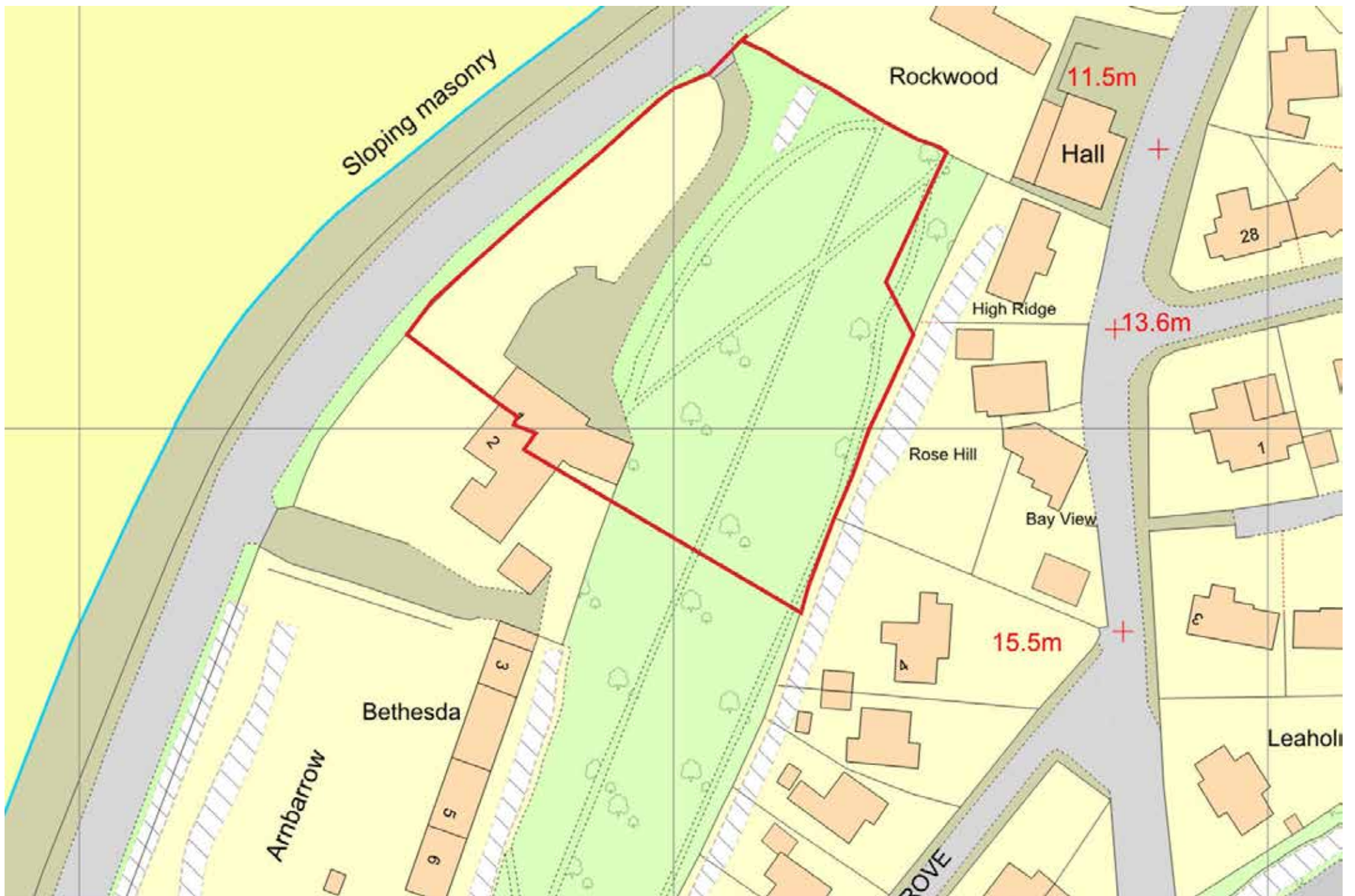
1 Arnbarrow, LA7



Total area: approx. 296.6 sq. metres (3193.1 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.





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Viewings

Strictly by appointment with Hackney & Leigh.

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