



# Arnside

£265,000

Braedon, 13 Meadow Bank, Arnside, Cumbria, LA5 0DR

Set in the idyllic and highly desirable village of Arnside, this charming stone and slate end-terraced home offers a blend of comfort and convenience. Brimming with character, this property presents an excellent opportunity for new owners to craft a unique and inviting space, making it an ideal retreat for those seeking tranquillity in a stunning location.

## Quick Overview

- Two Bedroom End Terrace
- Two Reception Rooms
- Character Property
- Converted Cellar
- Short Stroll to Local Shops & Amenities
- Sought After Village Location
- Potential to Update
- Ultrafast 1000 Mbps Broadband Available\*



3



1



2



D



Ultrafast  
Broadband



On Street Parking

Property Reference: AR2582



Living Room



Dining Room



Kitchen



Cellar

**Location** Arnside is a picturesque village nestled in the South Lakeland District of Cumbria. With its stunning views of the Kent Estuary and the Lake District Fells, Arnside is the perfect destination for a relaxing getaway. In close proximity to the Lake District National Park, Arnside is the perfect base for exploring the many attractions of the area. Come and experience the beauty of Arnside for yourself. Enjoy the views from Arnside Knott, stroll along the promenade or along the estuary, explore the local shops and cafes.

For families, Arnside is the perfect place to call home, with excellent local schools and plenty of green spaces for children to play. Silverdale Road is a quiet residential area, a short walk from the village playground and primary school.

Arnside is positioned with easy access to the M6 and the Lake District. Arnside railway station provides links to Lancaster, Manchester and the south, west to Barrow-in-Furness and on to Carlisle and the north.

#### **Property Overview** Ground Floor:

The ground floor features a cozy living room, highlighted by a fantastic bay window that floods the space with natural light and a characterful open fire, perfect for colder evenings. The dining room is generously sized and ideal for entertaining, with ample space for a wood-burning stove to enhance its charm.

At the rear, you'll find the galley kitchen, fitted with a range of wall and base units, complementary work surfaces, a Belfast sink, and a Rangemaster oven. There's space for a fridge freezer, while the pantry area has plumbing for a washing machine. The dining room also provides access to the converted cellar, which the current owners have transformed into a versatile space-ideal for an office, home gym, or storage.

#### **First Floor:**

Upstairs, there are two spacious double bedrooms. Both offer ample space for furniture, with Bedroom Two featuring exposed floorboards, ready for the new owners to add their personal touch. The house bathroom is a four-piece white suite, including a pedestal wash basin, panelled bath, shower unit, and low-level WC.

Externally, the property benefits from a rear yard with an outhouse, offering great potential to create a charming seating area. While the home requires some updating, it is packed with character and offers a wonderful opportunity to shape your dream retreat in the heart of Arnside.

**Parking** On Street Parking

**Directions** From the Hackney & Leigh Arnside office proceed along the Promenade, bearing left past The Albion pub onto Silverdale Road. Follow the road up the hill, turning left by Nisa Village Store into Orchard Road number 13 is at the end of the row.

**What3words** ///annotated.slopes.serve

**Accommodation with approximate dimensions**

**Entrance Hall**

**Living Room** 11' 10" x 9' 11" (3.61m x 3.02m)

**Dining Room** 12' 6" x 10' 4" (3.81m x 3.15m)

**Kitchen** 11' 11" x 7' 3" (3.63m x 2.21m)

**Cellar** 12' 11" x 11' 1" (3.94m x 3.38m)

**Bedroom One** 13' 1" x 12' 2" (3.99m x 3.71m)

**Bedroom Two** 12' 8" x 8' 5" (3.86m x 2.57m)

**Bathroom**

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band C - Westmorland & Furness Council

**Tenure** Freehold. Vacant possession upon completion.

**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.



Bedroom One



Bedroom Two



1139060 (20)

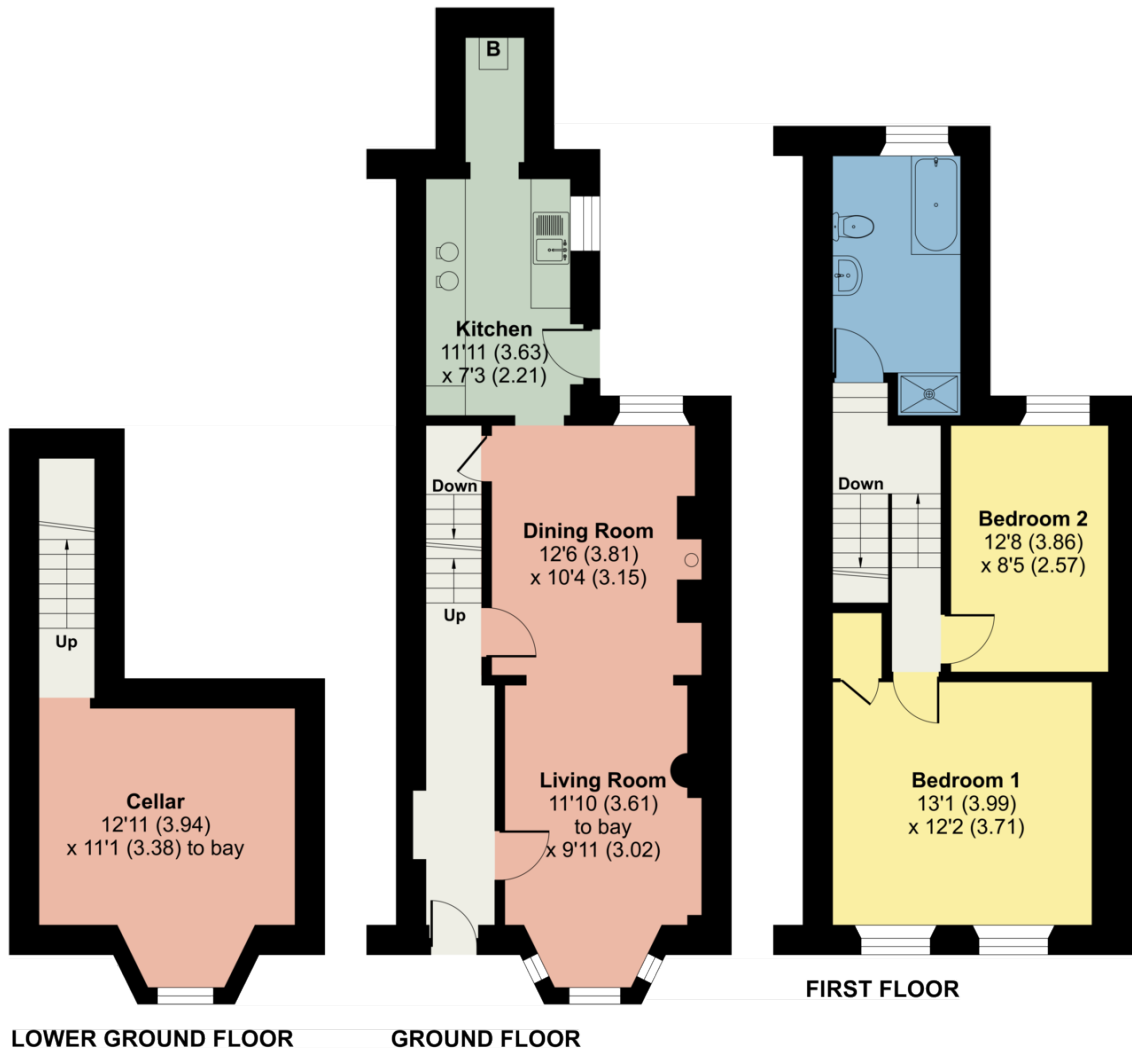


Rear Garden

# Meadow Bank, Carnforth, LA5

Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1139060

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/09/2024.

Request a Viewing Online or Call 01524 761806