



## Arnside

£500,000

Birks Lea, 16 Briery Bank, Arnside, Cumbria, LA5 0EF

Birks Lea is a spacious, well-presented home featuring bright reception rooms with estuary views, three bedrooms including a private en-suite, and a modern kitchen with utility space.

Set within generous wraparound gardens with ample parking, it offers a comfortable blend of countryside scenery and convenient access to local amenities and walking routes. EPC Band TBC.

### Quick Overview

Spacious Detached Three Bedroom Bungalow  
with No Onward Chain

Walks On Your Doorstep

M6, Rail and Transport Links Nearby

Sought after Village Location

Immaculately Presented Throughout

Peaceful Location in Arnside Village

Paved Front and Rear Patios Ideal for Relaxing or  
Entertaining

Welcoming Community with Seasonal Village  
Events

A Range of Local Amenities



3



2



3



TBC



Ultrafast\*  
Broadband



Driveway & Off  
Road Parking

Property Reference: AR2671



Drone view



Kitchen Diner



Kitchen Dining Room



Study Area

As you step into Birks Lea, 16 Briery Bank, you're welcomed by a bright kitchen-diner with a vaulted ceiling, modern appliances, and a practical range of base and wall units. The room enjoys plenty of natural light, complemented by tiled flooring and a neat tiled splashback.

The kitchen leads into a useful utility room with space for a washing machine, room for boots and coats, and direct access to the garden-handy for pets, outdoor activities, and everyday convenience.

Returning through the spacious study area you enter the central hallway. To the right are the three bedrooms and the family bathroom. All three bedrooms have pleasant views across Arnside and the Gait Barrows Nature Reserve.

Bedroom two is a comfortable double room with space for storage.

Bedroom three has space for storage and a single bed making it well-suited as a guest room, hobby room or home office.

At the end of the hallway is bedroom one, a quiet double room at the rear of the property with room for generous storage and a three piece en-suite.

Next is the three-piece family bathroom, fitted with modern fixtures, a heated towel rail, fully tiled walls and flooring, and a practical built-in airing cupboard.

At the opposite end of the hallway are the two reception rooms. On the left, the sitting room offers a multi-fuel stove, a small porthole window, and stained-glass bay windows with views of the estuary and surrounding fells.

Across the hall, the living room provides another bright space with stained-glass bay windows framing views over the estuary, Arnside, and towards Yealand. Sliding doors open onto the balcony with steps that lead down to the patio. Beneath the property lies a spacious undercroft, accessed directly from the patio area. This versatile space offers ample room for storage, a workshop, or the creation of additional functional areas, making it a valuable extension of the home's living and utility space.



Sitting Room



Living Room



Bedroom Two



Bedroom Two



Bedroom Three



Family Bathroom

Birks Lea sits within a generous wraparound garden and offers parking for a campervan as well as several cars. The rear patio provides an excellent space for outdoor dining, with far-reaching views towards the Lake District and the Kent Estuary. A charming summerhouse adds the perfect spot to relax and take in the scenery with a cool drink in hand.

This chain-free property is deceptively spacious-a true Tardis-and benefits from high-speed network connections to most rooms, making it ideal for modern living. It offers excellent versatility and potential to expand, including the opportunity to convert the generous roof space (subject to permissions).

Well-suited to families, retirees, and anyone seeking additional space, the home combines practicality with a welcoming feel. Pleasant scenic walks are close by, while local amenities are within easy reach, providing an appealing blend of countryside surroundings and everyday living.

#### Accommodation (with approximate dimensions)

**Kitchen/ Dining Room** 13' 8" x 21' 5" (4.17m x 6.53m)

**Study Area** 12' 11" x 9' 4" (3.94m x 2.84m)

**Utility Room** 6' 3" x 8' 5" (1.91m x 2.57m)

**Sitting Room** 15' 2" x 11' 7" (4.62m x 3.53m)

**Living Room** 11' 6" x 12' 0" (3.51m x 3.66m)

**Bedroom One** 12' 8" x 9' 7" (3.86m x 2.92m)

**Bedroom Two** 11' 6" x 9' 6" (3.51m x 2.9m)

**Bedroom Three** 8' 11" x 7' 11" (2.72m x 2.41m)

**En-Suite** 3' 1" x 9' 11" (0.94m x 3.02m)

**Bathroom** 7' 10" x 6' 8" (2.39m x 2.03m)

#### Property Information

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

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

**Council Tax** Band D Westmorland and Furness Council

**What3Words** ///ambition.gentle.newsprint



Bedroom One



Patio



16 Briery Bank



Drone view



Drone view

**Directions** From the Hackney & Leigh Arnside office, head right along the promenade following Station Road past Arnside train station, continue on to Black Dyke Road and take your first right onto Briery Bank, head up the hill where 16 Briery Bank is located on the left, just on the corner of Hollins Lane.

**Energy Performance Certificate** TBC

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

# Arnside Sales Team

## Laura Hizzard

Branch Manager & Property Valuer  
01524 737727



[laurahizzard@hackney-leigh.co.uk](mailto:laurahizzard@hackney-leigh.co.uk)

## Keira Brown

Sales Negotiator & Property Valuer  
01524 737727



[arnsidesales@hackney-leigh.co.uk](mailto:arnsidesales@hackney-leigh.co.uk)

## Matt Constantine

Sales Negotiator  
01524 761806



[arnsidesales@hackney-leigh.co.uk](mailto:arnsidesales@hackney-leigh.co.uk)

## Jo Thompson

Lettings Manager  
01539 792035



[lettings@hackney-leigh.co.uk](mailto:lettings@hackney-leigh.co.uk)

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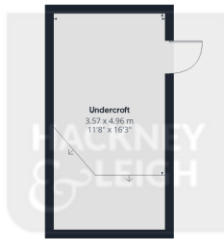
Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: [arnsidesales@hackney-leigh.co.uk](mailto:arnsidesales@hackney-leigh.co.uk)



Approximate total area<sup>m</sup>

143.1 m<sup>2</sup>

1541 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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