



## Arnside

**£395,000**

2 Hollins Lane, Arnside, Cumbria, LA5 0EG

2 Hollins Lane is a well-presented three-bedroom semi-detached home located in the popular village of Arnside. The property offers a practical layout with open-plan kitchen, dining, and living areas, creating a sociable and functional space for everyday living. A sun room to the rear adds flexibility, while the enclosed garden provides a generous outdoor space, featuring fruit trees. Additional benefits include a private driveway with off-road parking and convenient access to rail links and the M6 motorway. Local amenities are within easy reach.

### Quick Overview

Well Presented Three Bedroom Semi-Detached Home

Large Enclosed Rear Garden

Views of the Kent Estuary and Lakeland Fells

Off Road Parking

Open Plan Kitchen Dining Area

Peaceful Village Location in Arnside

Close to Local Amenities

Nearby Rail and M6 Links

Walks From Your Doorstep

Ultrafast\* Broadband Available



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Ultrafast  
Broadband\*



Off Street  
Parking

Property Reference: AR2678



Living Room



Living Room



Utility Room



Sun Room

The entrance hall leads to a useful utility room on the left, fitted with base units, a sink, worktop space, and a Bosch washing machine and Hotpoint dryer, along with additional storage. Adjoining the utility room is a shower room, fitted with a walk-in shower, basin, and W.C.

To the right of the hallway is the living room, a bright and comfortable space with a large window, allowing plenty of natural light and offering distant fell views. An electric fire provides a cosy focal point for colder months.

The kitchen is fitted with a Bosch hob and oven, along with a range of wall and base units and marble-effect worktops. It opens into the dining area, which provides space for a family table and additional storage, making it a practical and versatile space.

The sun room overlooks the rear garden, offering a peaceful spot for relaxing, working from home, or enjoying the views and garden wildlife.

Upstairs, the family bathroom is fitted with a walk-in shower, basin, and W.C. Bedroom two is a double room with fitted wardrobes and a window seat overlooking the rear garden, offering a perfect spot to enjoy the fruit trees and occasional wildlife. Bedroom one is a spacious principal bedroom with fitted wardrobes and sweeping views over the Lakeland fells.

Bedroom three, located on the upper level, features a Velux window, providing plenty of natural light. This room can serve as a bedroom, home office, or hobby space.

Outside, the rear garden is enclosed and well-maintained, with a patio area, mature fruit trees, pathways and flower beds. To the front, a driveway provides ample off road parking.

**Accommodation (with approximate dimensions)**

**Kitchen/Dining Area** 11' 5" x 16' 0" (3.48m x 4.88m)

**Living Room** 12' 3" x 11' 10" (3.73m x 3.61m)

**Sunroom** 8' 6" x 13' 4" (2.59m x 4.06m)

**Utility Room** 11' 8" x 6' 4" (3.56m x 1.93m)

**Downstairs WC** 4' 11" x 6' 4" (1.5m x 1.93m)

**Family Bathroom** 5' 10" x 5' 10" (1.78m x 1.78m)

**Bedroom One** 12' 9" x 10' 4" (3.89m x 3.15m)

**Bedroom Two** 11' 4" x 9' 1" (3.45m x 2.77m)

**Bedroom Three** 10' 4" x 11' 8" (3.15m x 3.56m)



Kitchen and Dining Room



Kitchen and Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

## Property Information

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

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

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

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

**Directions** From the Hackney & Leigh Arnside office, proceed along Black Dyke Road, taking the first right turning onto Briery Bank. Towards the top of the hill bear left onto Hollins Lane. Number 2 can be found part way along on the right.

**What3Words** [///underline.pinch.excavated](#)

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

**Anti Money Laundering Regulations (AML)** 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).

**Disclaimer** 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 24/02/2026.



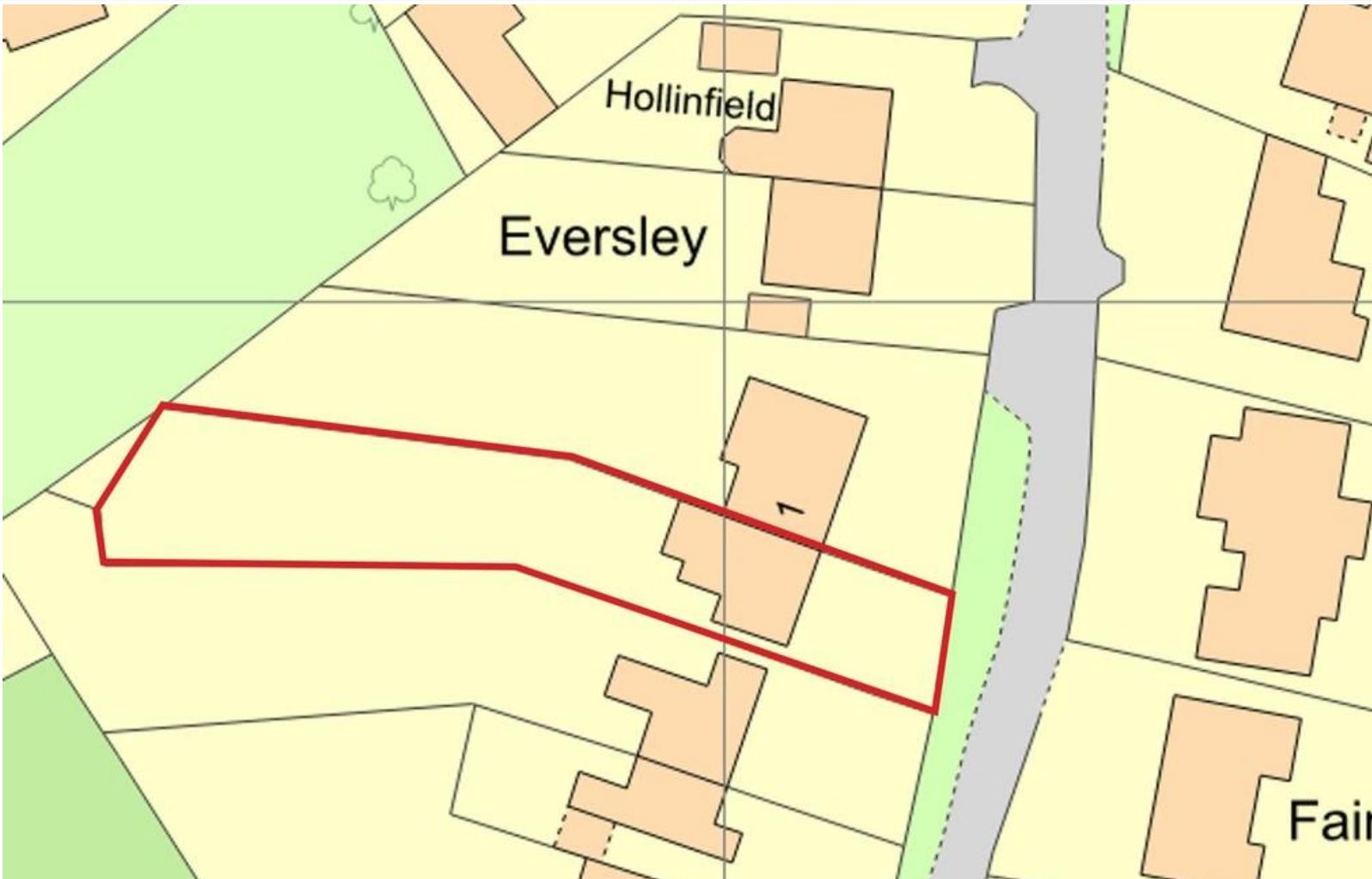
Garden



2 Hollins Lane



Garden



2026 Ordnance Survey 01265058

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.

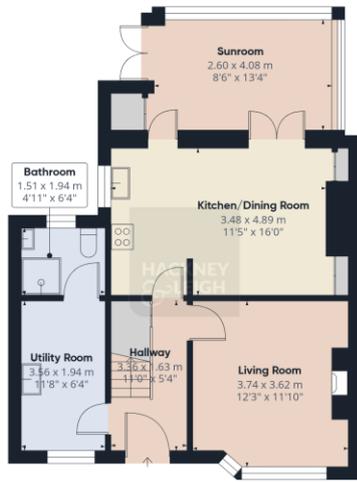


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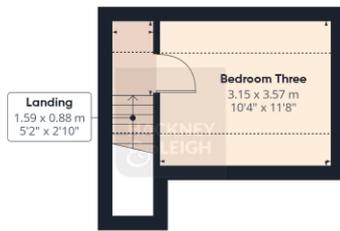
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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



**Approximate total area<sup>(1)</sup>**  
105.4 m<sup>2</sup>  
1133 ft<sup>2</sup>

**Reduced headroom**  
6.2 m<sup>2</sup>  
67 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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