



## Arnside

**£260,000**

The Barn  
2 Redhills Road  
Arnside  
Cumbria  
LA5 0AS

A perfect weekend retreat.

A stone and slate barn conversion that offers easy to manage and maintain two double bedroom accommodation (one enjoying a Juliet balcony) with a generous dining kitchen and cosy living room and having a low maintenance garden and parking for two cars, tucked away and yet only meters away from Redhills Road.

Property Ref: AR2384

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Lounge



Bedroom One

**Location** From the Arnside Office, proceed along the Promenade and follow the road round past The Albion. Continue up Silverdale Road, turning right onto Redhills Road opposite Anthony's Village Store. Continue past the right turn on Inglemere Gardens and the property can be found on the right.

**Accommodation (with approximate dimensions)**

**Entrance Porch** with skylight, flagged floor, light and power.

**Kitchen / Diner** 16' 3" x 10' 3" (4.95m x 3.12m) with a range of wall and base units. Stainless steel sink with drainer and mixer tap, 4 ring gas hob, Hotpoint oven and grill and extractor cooker hood. Integrated fridge, dishwasher and new Viessmann wall mounted gas boiler. Double glazed window, cushion flooring and radiator.

**Living Room** 15' 8" x 14' 11" (4.78m x 4.55m) with useful under stairs storage cupboard, shelving, log effect electric fire, double glazed window, carpet and radiator.

**Landing** with useful storage cupboard and access to the loft space.

**Bedroom One** 16' 5" x 10' 11" (5m x 3.33m) with double glazed window and glimpses of the Kent Estuary, carpet and radiator.

**Bedroom Two** 11' 3" x 9' 0" (3.43m x 2.74m) with French door leading out to the Juliet balcony, carpet and radiator.



Kitchen/Dining Area

**Bathroom** with hand wash basin, W.C, double ended bath, corner shower cubicle with shower. Tiled flooring and partly tiled walls and radiator.

**Outside** Gravelled parking for 2 cars, flagged patio area, flower beds and garden shed.

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

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

**Council Tax** South Lakeland District Council - Band D

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

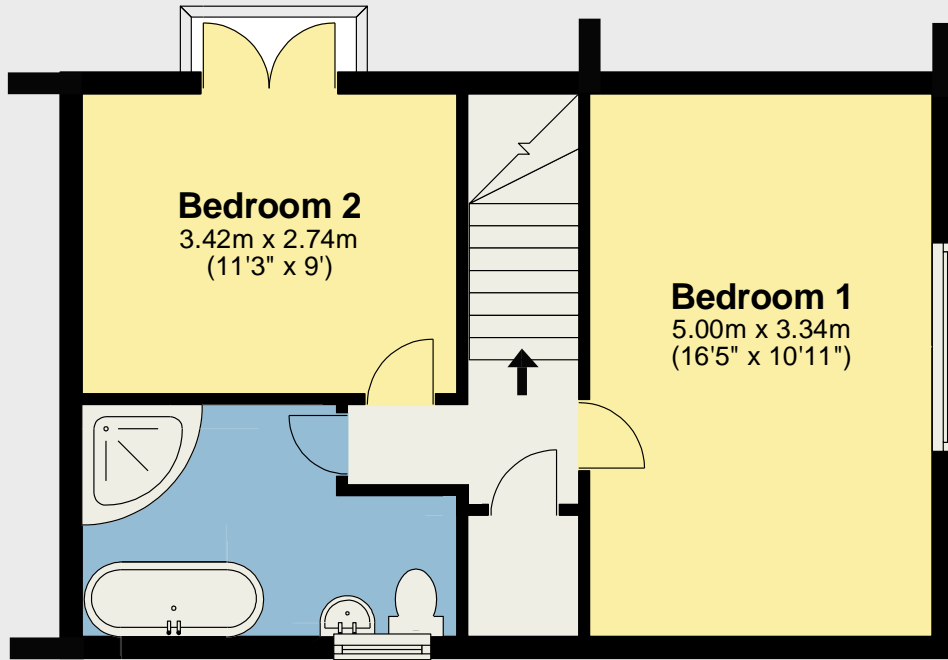
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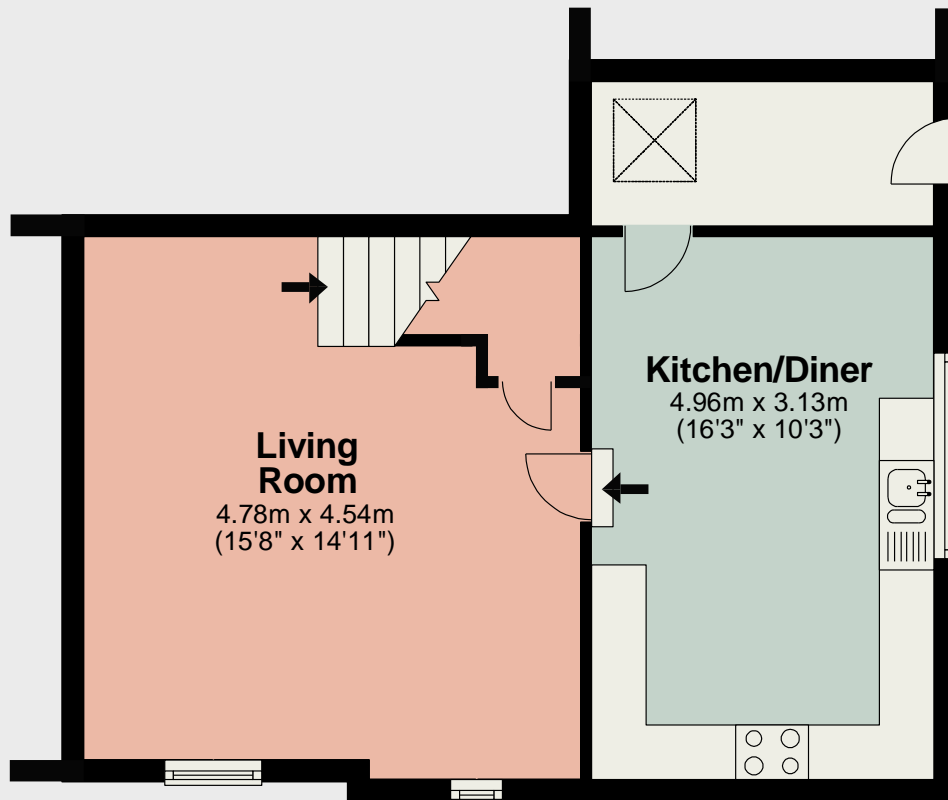
Bathroom



Views



**First Floor**



**Ground Floor**

**Total area: approx. 81.0 sq. metres (871.8 sq. feet)**

For illustrative purposes only. Not to scale. REF: AR2384

A thought from the owners...'We have had 16 years happy years at The Barn with lovely walks to the Estuary, Arnside Knott and beyond from our front door. We will be sorry to leave.'

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