



Arnside

£385,000

Beachwood Cottage
26 Redhills Road
Arnside
Cumbria
LA5 0AU

An attractive detached stone built cottage situated on a popular road in a sought after location. The house offers flexible accommodation with three/four bedrooms, office, workshop, garden and some views of the Kent estuary.

Beachwood Cottage was built circa 1875 and a single story extension added in the 1970's. The property has been in the same ownership for 50 years and would benefit from some updating to create a home of charm & distinction. No onward chain

Property Ref: AR2395

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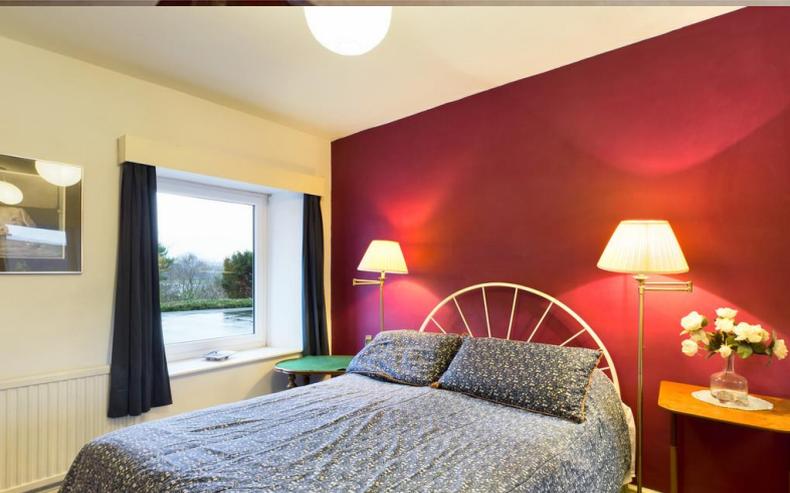
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1/2

E



Living Room



Bedroom Two

Location From the Promenade turn left up Silverdale Road, turning right onto Redhills Road follow the road passing the entrance to Lawrence Drive on the left and going down into the dip, take the turn to the right with Beachwood Cottage immediately on the right.

Accommodation (with approximate dimensions)

Ground Floor

Entrance steps lead up to the stone arched front door into the entrance hallway with carpet, electric heater and bookcase.

Living Room 16' 9" x 12' 1" (5.11m x 3.68m) with dual aspect windows and under shelving, stone and slate fireplace, feature wall shelving, carpet, radiator and glazed doors.

Inner Lobby with under stairs cupboard and vinyl floor.

Kitchen Diner 11' 0" x 12' 1" (3.35m x 3.68m) with a range of wall and base units, complementary worktop and tiling, part panelled wooden walls. Stainless sink unit and drainer, integrated dishwasher, space for cooker and fridge and wall mounted Worcester Bosch gas boiler. Window with under shelving, bookcase, vinyl flooring and steps leading to the Rear Hall.

Rear Hall with walk in cupboard, storage heater, radiator and vinyl flooring.

Shower Room 7' 10" x 5' 1" (2.39m x 1.55m) with low level W.C, vanity sink unit with mixer tap and complementary worktop over. Triton electric shower, shower screen, plumbing for a washing machine, shaver point, ladder towel radiator and partially tiled walls.

Bedroom Three 10' 9" x 14' 6" (3.28m x 4.42m) with dual aspect windows and wooden shutters, door leading to the rear, carpet and radiator.

Bedroom Four / Office 7' 4" x 10' 10" (2.24m x 3.3m) with window, carpet and radiator.

First Floor

Landing carpeted stairs with wooden bannister rail, window and coving lead to the landing and loft access.

Bedroom One 12' 0" x 16' 1" (3.66m x 4.9m) with oriel window, built in wardrobes, radiator, carpet and further loft access.



Oriel Window Bedroom One

Bedroom Two 10' 0" x 9' 11" (3.05m x 3.02m) with window and glimpses of the Kent Estuary, sliding mirrored wardrobe, hot water cylinder, carpet and radiator.

Bathroom 5' 5" x 10' 2" (1.65m x 3.1m) with low level W.C, vanity wash basin, panelled bath with electric shower over, radiator/towel rail, tiled walls, window and vinyl flooring.

Outside

Driveway with drive and parking for up to 3 vehicles.

Workshop 19' 5" x 11' 5" (5.92m x 3.48m) with window, sliding glazed door, shelving, light and power.

Garden easy to manage patio area, raised flower beds and garden shed.

Services Mains gas, drainage, water and electricity.

Council Tax Band 'E' - South Lakeland District 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.

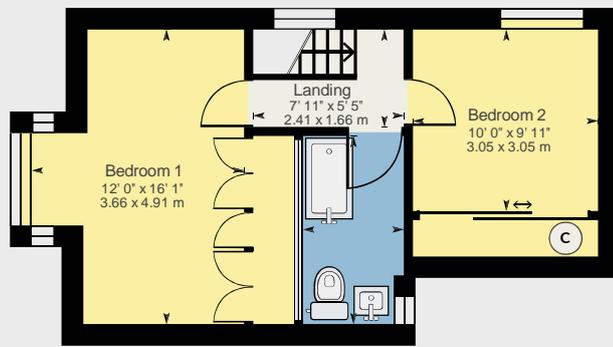
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



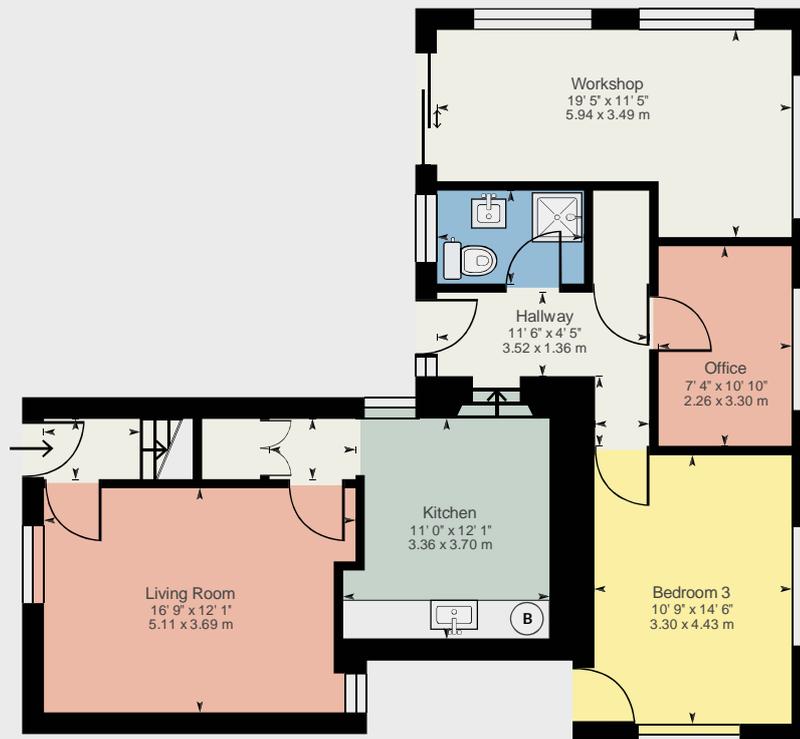
Shower Room



2020 Ordnance Survey 00928187



1st Floor



Ground Floor

Approximate net internal area: 1153.19 ft² (1338.18 ft²) / 107.13 m² (124.32 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners... 'This has been a happy home for us and our children, all of whom look back on it with affection – an ideal place to access the surroundings'

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