

Thirlston, New Barns Road, Arnside, Westmorland And



£850,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Set back from the road and occupying an elevated position on a substantial plot, this wonderful detached family home offers spacious and versatile accommodation, perfectly suited to modern family life or multi-generational living.

From the moment you step into the welcoming entrance hall, the property's unique architectural design becomes apparent. A striking split-level layout overlooks a beautiful lounge with picturesque garden views, while a galleried landing above provides an ideal home office space. A second cosy reception room offers the perfect place to relax, while the charming morning room, complete with a log-burning stove, flows seamlessly into the stunning open-plan kitchen. A utility room and convenient WC complete the ground floor accommodation.

To the first floor, the superb principal bedroom benefits from an en-suite shower room and direct access to Bedroom Four, which is currently used as a dressing room but could easily be reinstated as a bedroom if required. Two further well-proportioned bedrooms and a family bathroom complete the first-floor layout.

Outside, the property enjoys generous gardens and grounds, providing an excellent space for entertaining, relaxing, and enjoying the peaceful surroundings.

Located on the Kent Estuary within the Arnside and Silverdale National Landscape, Arnside is a charming coastal village known for its strong community and beautiful surroundings. Originally a fishing village, Arnside retains much of its historic

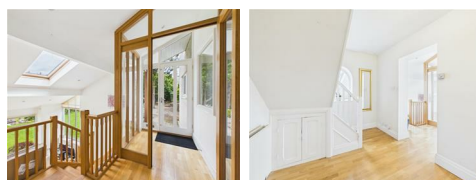
character, with its promenade and pier offering stunning views across Morecambe Bay. The area provides excellent opportunities for walking, sailing, and a range of clubs and community activities.

Well positioned for travel, Arnside benefits from easy access to the M6 motorway and a railway station with connections to Lancaster, Preston, Manchester, Carlisle, London, the Lake District, and the Cumbrian coast. Combining natural beauty with excellent transport links, it remains a highly desirable place.

Entrance Vestibule

Door to the hallway.

Hallway



Walk in storage cupboard, wood flooring, stairs to the first floor, radiator.

Lounge



A wonderful room for social gatherings, filled with natural light and enjoying attractive views over the garden. Double glazed doors provide direct access to the outside space, while three double glazed Velux windows further enhance the bright and airy atmosphere. The room also benefits from built-in bookshelves, wood flooring, and radiators.

Office



Galleried room overlooking the lounge below, currently utilised as a home office. The space benefits from a double glazed Velux window, providing natural light and creating an ideal area for home working or study.

Living Room



Double glazed windows to the side and rear, door to the office, fireplace with inset gas fire, carpeted flooring, radiator.

Day Room



Open plan to the kitchen, this spacious family room features an attractive solid wood fireplace surround with a wood-burning stove set on a tiled hearth, creating a warm and welcoming focal point. The room benefits from a

double-glazed window overlooking the rear garden and a double-glazed door providing direct access outside. Additional features include a built-in storage cupboard, wood flooring, and a radiator.

Kitchen



Double-glazed windows to the front and side elevations provide plenty of natural light. The kitchen is fitted with a range of beautifully crafted cabinets complemented by solid work surfaces, together with a central island incorporating a breakfast bar, pop-up power tower and useful under-counter storage. Additional features include a stainless steel sink, integrated fridge and freezer, two Siemens electric ovens, an inset microwave, a five-zone Siemens induction hob with extractor hood above, tiled flooring, radiator.

Inner Hallway

Fitted built-in cupboards provide excellent storage, while an integrated AEG coffee machine adds a touch of luxury and convenience.

W.C.



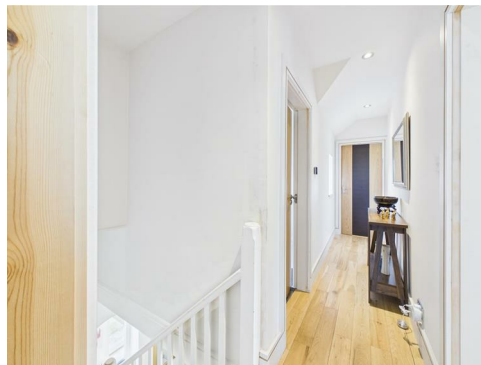
Double glazed windows to the front and side, tiled flooring, wash hand basin, heated towel rail, W.C.

Utility Room



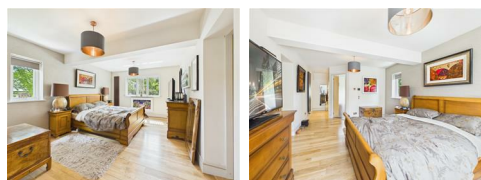
Double glazed windows to the rear, door to the garden, range of crafted cabinets with complimentary solid work surfaces, combi boiler, plumbing for washing machine, space for dryer, stainless steel sink, radiator, tiled flooring.

First Floor Landing



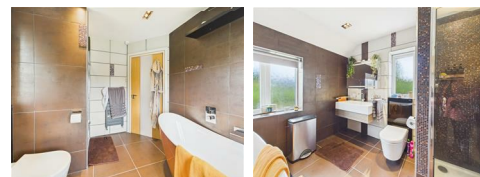
Double glazed window to the front, wood flooring.

Bedroom One



Double glazed windows to the front and side, solid wood flooring, radiator, door to the en-suite.

En-Suite Bathroom



Double glazed frosted windows to the front and side, free standing bath tub, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, tiled flooring, extractor fan, W.C.

Bedroom Four



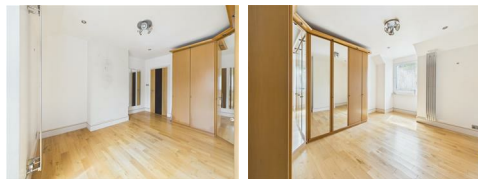
Currently used as a dressing room, but can be easily put back into a bedroom with a double glazed window to the front, built in wardrobes, radiator, access to the loft, wood flooring.

Bedroom Two



Double glazed windows to the front, side and rear, carpeted flooring, radiator.

Bedroom Three



Double glazed window to the rear, built in wardrobe, solid wood flooring, radiator.

Family Shower Room



Double glazed frosted window to the front, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, built in shelving, heated towel rail, tiled flooring, W.C.

Outside



Set within almost half an acre of beautifully maintained grounds, this exceptional property enjoys an impressive approach, being set well back from the road behind an attractive feature wall and accessed via a gated sweeping driveway that provides extensive parking for numerous vehicles.

The gardens are a true highlight and a paradise for keen gardeners and nature lovers alike. Thoughtfully landscaped, they feature three delightful ornamental fish ponds, striking rockeries, raised flower

beds, and an abundance of mature trees and shrubs that provide colour, texture, and interest throughout the seasons. There are generous lawned areas for families to enjoy, inviting patio spaces perfect for outdoor entertaining, together with practical additions including a wood store and garden sheds. Combining privacy, space, and beautifully established landscaping, these wonderful grounds create a truly special outdoor setting.

Useful Information

Tenure Freehold

Council Tax Band (G) £4,180

No Onward Chain

