



WOODLAND VIEW, 39 REDHILLS ROAD, ARNSIDE, LA5 0AR
£620,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain
- Lots of Built in Storage
- Mature Established Garden
- Desirable Road



5



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DOUBLE GARAGE,
CAR PORT &
PARKING

OVERVIEW

Located on one of Arnside's most prestigious roads, this detached house offers a generous layout, level plot and lots of potential.

Built in a Dutch barn style with a Mansard roof, the property sits centrally within the grounds with fields and woodland at the rear, perfect for privacy. The ground floor layout flows from the central hallway, with two elegant bay windowed reception spaces, a conservatory and cloakroom. The kitchen has a Rayburn plus an excellent pantry and storage and there is an adjoining garden room. The first floor offers five light filled bedrooms and the main bedroom has an ensuite. Once outside, buyers will appreciate not only the size of the plot but the distance to neighbouring properties - a real bonus and ideal for peace and quiet. Driveway parking and a long double length garage with car port complete the picture of this substantial family residence.

Available with no onward chain, the property offers scope and potential to create a wonderful forever home - Arnside Primary School is within walking distance along with local shop and countryside walks. Arnside is within an Area of Outstanding Natural Beauty and supports a good range of services, healthcare and social clubs/activities. The beach and Promenade are easily reached along with bus routes and the railway station has connections to Lancaster,





Manchester, Manchester Airport and the West Coast. There are options for schooling both at primary and secondary stages plus Grammar Schools in Lancaster.

ACCOMMODATION

Entering at the front of the house, a useful vestibule has hanging space for coats and a handy cupboard. Once in the hallway, the property has a bright airy feel with high ceilings and light flooding in from the window on the stairs. The living room is to the left with a bay window and glazed door to the conservatory and the gas fire is set to a slate and wood fireplace. The dining room looks out over the mature garden towards a field and woodland and again the bay window is a lovely feature.

Off to the right, the kitchen has lots of storage, from the wood style base and wall units, walk in pantry, additional period cupboards and adjoining storage and utility, there is a space for everything! The gas fired Rayburn has two hot plates and two ovens. It is also the boiler for the hot water and central heating. Completing the ground floor are a conservatory and garden room both overlooking the rear garden plus a cloakroom/WC.

The first floor landing also feels light and airy and there is access to the loft. Four of the bedrooms are doubles with the fifth offering excellent scope for a home office or hobby room. The bedrooms at the rear of the house have a lovely view towards woodland and the largest bedroom - an ensuite shower room (the WC has a macerator). The bathroom has been partially updated in recent years and has modern white three piece suite and a built in airing cupboard housing the hot water cylinder.

Moving outside, the property comes into its own. Well planned and established garden spaces at the front and rear complement the house perfectly. Gated parking at the front leads to a car port and double length garage. The front garden has evergreens and shrubs with a path at the side leading into the rear garden. Zoned for socialising, play and produce, the rear garden has space for all. There is a



greenhouse, fruit cage, lawn, pond, patio plus an attractive pillar framework with climbing hydrangea and many mature shrubs and evergreens. The field and woodland aspect extend the feeling of space, bringing nature and wildlife closer.

DIMENSIONS

Hall

Living Room 15' 2" x 18' 4" (4.61m x 5.59m) into bay

Dining Room 12' 5" x 14' 7" (3.79m x 4.45m) into bay max

Kitchen 8' 0" x 18' 5" (2.44m x 5.61m)

Conservatory 7' 9" x 9' 8" (2.37m x 2.96m)

Garden Room 12' 10" x 5' 8" (3.90m x 1.73m)

Bedroom 13' 5" x 11' 6" (4.08m x 5.51m)

Bedroom 12' 4" x 12' 11" (3.76m x 3.93m) max

Bedroom 11' 8" x 8' 5" (3.55m x 2.57m)

Bedroom 8' 9" x 9' 7" (2.67m x 2.91m)

Bedroom/Study 8' 10" x 6' 6" (2.70m x 1.97m)

Bathroom 8' 10" x 8' 6" (2.69m x 2.59m) max including A/C

Garage 8' 6" x 28' 4" (2.59m x 8.64m) approx

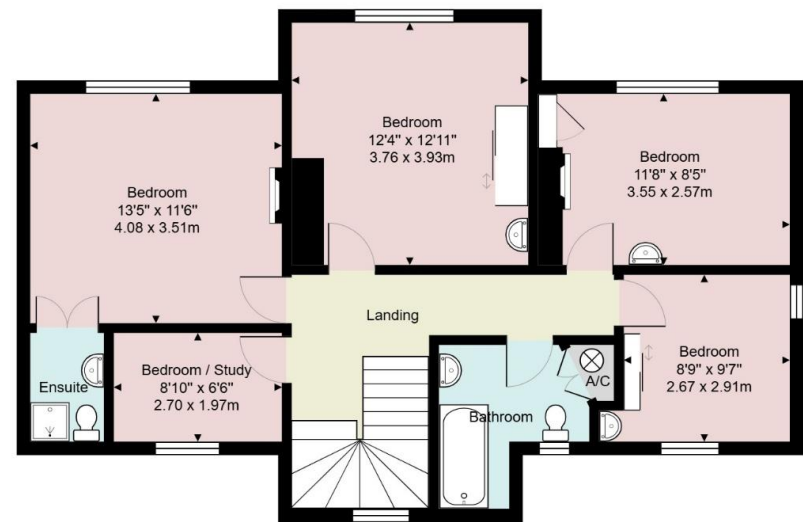








Ground Floor



1st Floor

Approx. Total Area: 2107 ft² ... 195.8 m² (excluding carport)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only



ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. The Rayburn fires the hot water and central heating. Please note the property has spray foam insulation to the roof. Enquiries should be made with your lender prior to making an offer.

Tenure: Freehold

Council Rax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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DIRECTIONS

Approaching Arnside from Milnthorpe, turn right at the railway bridge towards The Promenade. Proceed along the Promenade, turning left near the end by The Albion pub and onto Silverdale Road. Follow up the hill, turning right onto Redhills Road opposite the shop. Pass High Knott Road and Inglemere Close. The property is located on the left hand side.

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