

Arnside

OIRO £315,000

Flat 9, Ashmeadow House, The Promenade, Arnside, Cumbria, LA5 0AD

Nestled in the picturesque village of Arnside, Ashmeadow House is a beautifully restored Grade II listed Georgian villa with a rich history dating back to 1818. Thoughtfully converted into 10 luxury apartments, it offers beautiful views of the Kent Estuary and the Cumbrian Fells, whilst being set within 2.5 acres of scenic grounds. Boasting a prime central location, just a short stroll along the promenade from local shops and amenities.

Quick Overview

Located in the Sought After Village of Arnside
Views of the Kent Estuary and Cumbrian Fells
Grade II Listed Georgian Villa
Set in 2.5 Acres of Private Grounds
Array of Walks on your Doorstep
Allocated Parking and Visitor Parking
Short Stroll to Shops and Amenities
Perfect Lock Up and Leave or Downsize
Lift Access
Ultrafast Broadband Available*

Property Reference: AR2612

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Kent Estuary



Entrance



Open Plan Kitchen/Dining/Living Area



Kitchen

As you make your way up the swooping driveway, you'll find your designated parking space, along with additional spaces for visitors. From there, proceed to the apartment, easily accessible by either lift or stairs.

Step inside and be greeted by a sleek, modern interior finished to a high standard. To your right, a convenient storage cupboard provides the perfect spot to tuck away coats and muddy boots after a day of exploring the nearby trails, also complete with plumbing for a washing machine.

Continue to the open-plan kitchen, lounge, and dining room - a welcoming space that is both cosy and bathed in natural light. A Juliette balcony frames the stunning views, creating a perfect backdrop. There's plenty of room to accommodate your furniture and create a functional living area.

The high-end kitchen boasts stylish grey shaker-style base and wall units, beautifully paired with quartz countertops. Integrated Neff appliances include an oven with an induction hob and extractor fan, an undercounter fridge and dishwasher, tastefully completed with tiled splashbacks.

Completing this room is a spacious walk-in storage cupboard, thoughtfully designed to house the boiler and offering an ideal space for use as a pantry.

The bedroom is a generously sized double room, offering a versatile blank canvas ready to be tailored to your personal style. With plenty of space to accommodate wardrobes, a dressing table, and additional furnishings, it provides the perfect opportunity to create a serene and functional retreat.

Completing the apartment is the stylish and contemporary bathroom, a well-proportioned space designed with both functionality and elegance in mind. Featuring tiled flooring and walls, the bathroom includes a toilet, basin, bath with an overhead rainfall shower and a handheld attachment for added convenience. Additional touches include a vanity mirrored storage cabinet, a chrome heated towel rail, and polished chrome fixtures.



Open Plan Kitchen/Dining/Living Area



Open Plan Kitchen/Dining/Living Area



Juliette Balcony



Bedroom



Bedroom



Bedroom

Accommodation with approximate dimensions

Entrance

Open Plan Kitchen/Dining/Living Room 18' 1" x 13' 1" (5.51m x 3.99m)

Bedroom One 12' 9" x 10' 7" (3.89m x 3.23m)

Bathroom

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 1st January 2021. A payment of £704.43 per quarter for service charge as of July 2024. A copy of the lease is available for inspection at the office.

Council Tax Band D

Services Mains gas, electricity, water and drainage. B4RN ultrafast broadband available.

Gas fired central heating via Worcester Bosch combi boiler, still under guarantee. Nest 3rd Generation digital thermostat.

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

Directions From the Arnside Office, proceed along the Promenade past the Albion, cross the road and continue along to the end of the Promenade where you will find Ashmeadow House tucked away from the road front.

What3Words ///wonderful.important.digests

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Anti-Money Laundering Regulations 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bathroom



Bathroom



Ash Meadowhouse



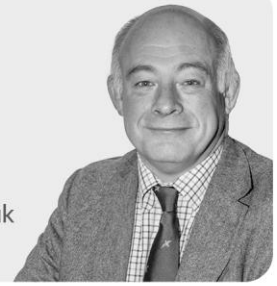
Ashmeadow House

Request a Viewing Online or Call 01524 761806.

Meet the Team

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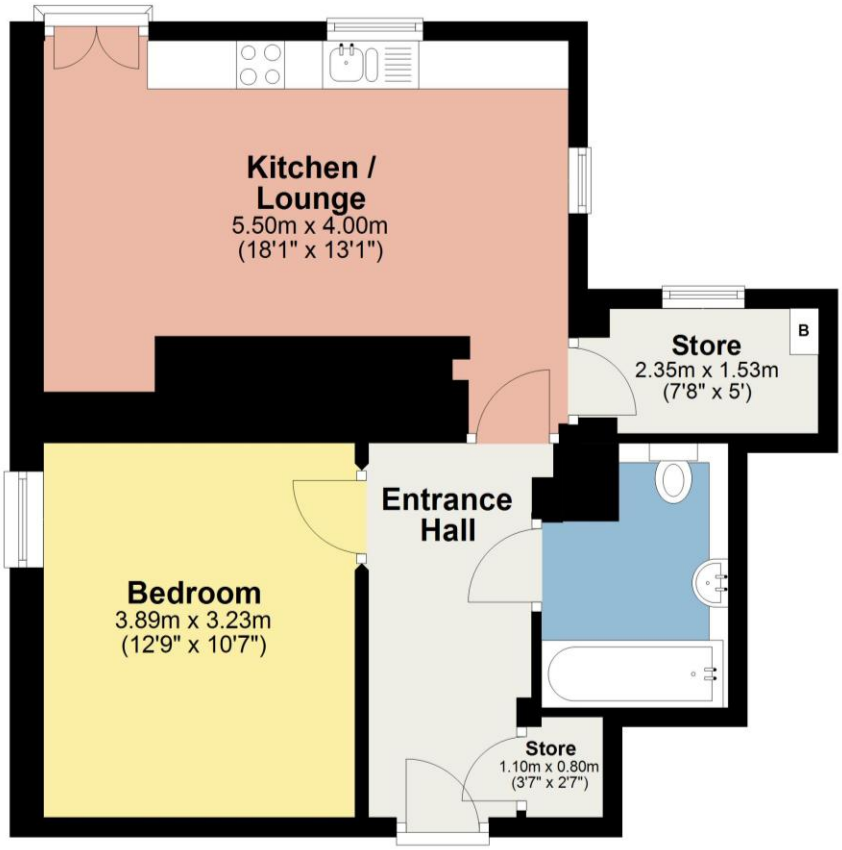
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01524 761806 or request online.



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Approx. 51.8 sq. metres (558.1 sq. feet)



Total area: approx. 51.8 sq. metres (558.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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Request a Viewing Online or Call 01524 761806.