



1 WOOD CLOSE COTTAGES, CHURCH HILL, ARNSIDE, CARNFORTH, LA5 0DN
£395,000

MILNE MOSER
SALES + LETTINGS

1 WOOD CLOSE COTTAGES

CHURCH HILL

ARNSIDE

LA5 0DN



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PARKING

OVERVIEW

Nestled down a secluded, private lane, this end terraced cottage showcases meticulous renovations, whilst retaining the charm of its original 1900 features. Boasting three good sized bedrooms, lounge with feature decorative fireplace and a bright, modern kitchen diner to the front. The kitchen leads to the utility, ground floor shower room and a spacious cellar.

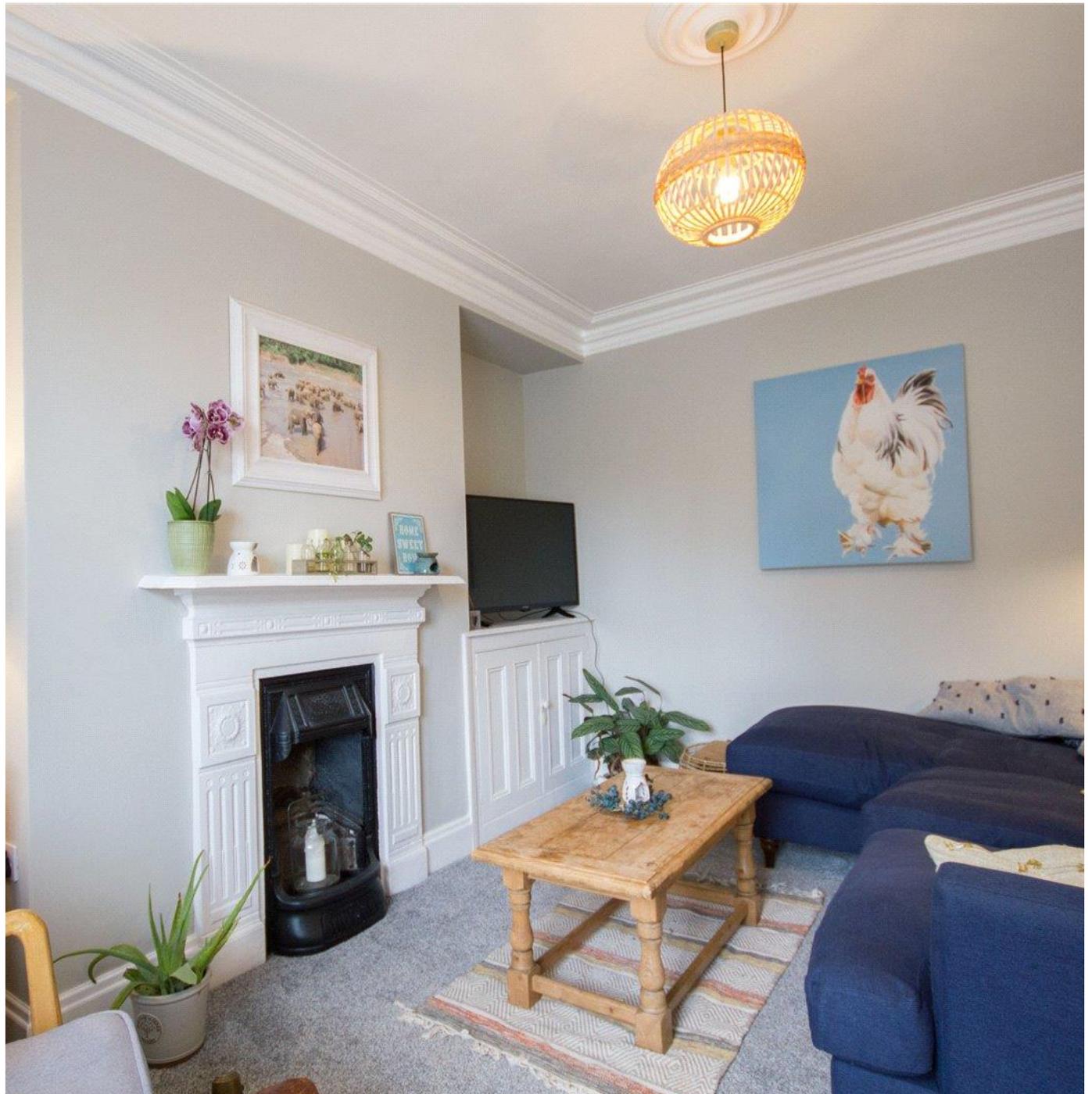
The decor is modern and neutral with recent carpets throughout and a contemporary finish to the family bathroom. The recently installed air source heat pump contributes to eco-conscious living.

Sitting on a corner plot, the property boasts a wrap around garden, gravel driveway and parking for two vehicles.

Each room is bathed in natural light and the captivating views to the front reach across Arnside and Sandside. Within walking distance to the local train station, primary school and Arnside Promenade.

ACCOMMODATION

Approaching up the paved path, a modern, PVC door leads into the hall and stairway and features a natural exposed stone flooring. There is access from here to the lounge, kitchen and stairs leading to the first floor. Ceiling light.





LOUNGE

9' 9" x 15' 1" (2.96m x 4.6m)

UPVC double glazed window faces the front of the property. The original decorative fireplace and mantelpiece adds character and cosiness. There is a built in cupboard to one of the alcoves, radiator, heating controls, recently fitted grey carpet and ceiling light.

KITCHEN DINER

10' 8" x 13' 11" (3.25m x 4.25m)

UPVC double glazed window overlooking the front garden and driveway. Natural, dark grey stone flooring (with underfloor heating) and neutral walls. Recently fitted with modern, navy base and wall units, wooden worktops and a chrome single bowl sink with drainer. There is an integrated under counter fridge freezer, an electric oven, hob and chimney hood style extractor fan. Extra storage with built in floor to ceiling cupboards and two ceiling lights.

UTILITY ROOM

6' 5" x 6' 11" (1.95m x 2.10m)

Down two steps, the utility room has two base units with wooden worktops. The natural stone flooring continues from the kitchen. There is a UPVC double glazed window that overlooks the rear yard area. The UPVC half glazed back door allows access to the yard and via a path around the side of the house.

SHOWER ROOM

3' 3" x 6' 8" (0.99m x 2.04m)

Large walk in shower with wood effect aqua panelling. Chrome overhead fixed shower and sliding glass screen. Hand wash basin and pedestal WC. Natural stone flooring and extractor fan.

CELLAR

9' 5" x 13' 7" (2.88m x 4.14m)

From the kitchen, stone steps lead down to the spacious cellar. Exposed brick and stone flooring with a UPVC doubled glazed window facing the front of the property at ground level. The cellar houses the hot water cylinder, a radiator and a ceiling light.

LANDING

To the top of the stairs, the landing takes you up one step to the left and right to access the bedrooms and family bathroom.

MASTER BEDROOM

9' 10" x 13' 10" (3.00m x 4.20m)

To the left at the top of the stairs, the master bedroom is spacious and airy with plenty of light from the UPVC double glazed window



which offers a view of the front garden. Recently re-carpeted with a decorative original fireplace, loft hatch, radiator and ceiling light.

BEDROOM

13' 10" x 7' 6" (4.22m x 2.29m)

UPVC doubled glazed window with stunning panoramic views out over Arnside and Sandside. Recently re-carpeted, with a radiator and ceiling light.

BEDROOM

11' 2" x 7' 0" (3.4m x 2.13m)

Down two steps takes you into the third bedroom. With original exposed beams and UPVC double glazed window allowing light from the rear of the property, it would make an ideal study or home office. Recently re-carpeted, with radiator and ceiling light.

BATHROOM

7'6" x 5'11" (2.29m x 1.81m)

UPVC double glazed window, frosted for privacy. A stylish bathroom fitted with a vanity wash hand basin and WC. The stand alone, deep bath with fitted taps and handheld shower head is a real feature to the room, contrasting against the grey wall tiles. Heated chrome towel rail, extractor fan and ceiling light.

EXTERNAL

To the front of the property is a large, gravelled area offering ample parking with a right of access for the neighbouring properties. There are flower beds at the front of the house as well as along the surrounding wall offering a seasonal array of colour. The grassed area beyond the gravel is a suntrap once the afternoon hits and a perfect spot to sit out and enjoy a cup of tea.

The rear of the property can be accessed via the wrap around path from the front to the right hand side, leading you to the paved yard housing the air source heat pump.

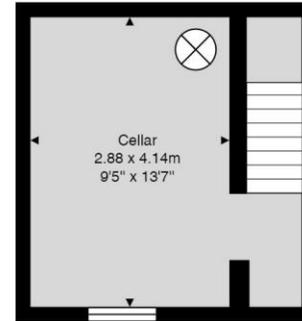
DIRECTIONS

Approaching Arnside from Sandside, follow the road along The Promenade. Bear left onto Silverdale Road then take the next left onto Church Hill. Continue up the hill and take a right hand turn, just before the church. Follow this lane round to the left and 1 Wood Close Cottages entrance is ahead.

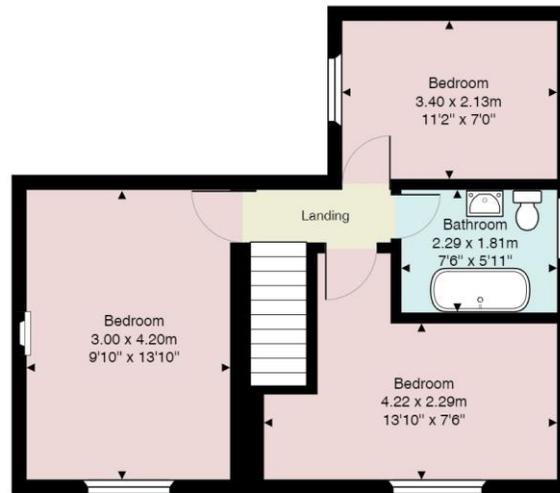




Ground Floor



Cellar



First Floor

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.





GENERAL INFORMATION

Services: Mains electric, water and drainage.

Tenure: Freehold

Council Tax Band: C

EPC: C

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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