



HIGH RIDGE, 11 MOUNT PLEASANT, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0EW
£595,000

MILNE MOSER
SALES + LETTINGS

HIGH RIDGE

11 MOUNT PLEASANT

ARNSIDE

LA5 0EW



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GARAGE &
PARKING

OVERVIEW

With fantastic bay views, High Ridge is an Arts and Crafts style property with lots of potential. Hidden away, the property is barely visible from Mount Pleasant and Plantation Avenue, yet the plot is open at the rear and the rooms light and bright. The already generous accommodation is across two floors, a lovely lounge has a feature bow window and there are two further reception spaces - perfect for families. All four bedrooms are doubles with one having an ensuite and there is a house bathroom with four piece suite. Private gardens envelope the house with a terrace and deck providing seating and entertaining areas, a level lawn is ideal for play and there are two driveways/accesses. The detached garage mirrors the house in style and could (subject to planning) offer studio or home office space.

The charm and character of High Ridge cannot be underestimated as properties of this style rarely come to the market. A viewing is a must and don't delay.

ACCOMMODATION

From the front garden, a path leads to the original wooden studded front door and into:

HALL

Light and bright, the hall is a welcoming entrance. Stairs lead to the first floor and there are UPVC double glazed windows facing the side aspect. A feature arched window allows natural light into the kitchen and there is a radiator, ceiling light and telephone point.





WC

Frosted UPVC double glazed window. Fitted with a WC and wash hand basin, a radiator, ceiling light and extractor.

LOUNGE

21' 10" x 14' 0" (6.65m x 4.26m)

A lovely sized room with a period bow UPVC double glazed window overlooking the front garden. There is a further UPVC double glazed window to the side. A Morso wood burner provides a focal point and is set to a slate hearth with wood lintel over and adjacent period cupboard. Two radiators, a ceiling light and four wall lights.

SITTING ROOM

10' 8" x 15' 9" (3.24m x 4.81m)

A unique shape room with views across the garden towards Lakeland fells. UPVC double glazed windows face the side and rear and there are two wall lights, a ceiling light and a radiator.

DINING ROOM

10' 8" x 13' 9" (3.25m x 4.20m)

UPVC double glazed French doors lead to the deck - perfect for al fresco dining, a UPVC double glazed window and external door. Open to the kitchen the dining room has a ceiling light and radiator.

KITCHEN

10' 7" x 11' 1" (3.23m x 3.63m)

Fitted with cream farmhouse style base and wall units, dark worktops and tiled splashbacks. Stainless steel one and half bowl sink with drainer, an electric hob with canopy above and an eye level oven and grill. Integrated fridge and dishwasher, ceiling light and a breakfast bar.



UTILITY ROOM

UPVC double glazed window. Fitted with base units, and worktops, there is a stainless sink unit, space for a freezer and plumbing for a washing machine. Radiator, tiled floor and an extractor. Ceiling light and Baxi boiler.

SIDE ENTRANCE

UPVC double glazed French doors lead to a side terrace/patio. Ceiling light.

LANDING

A split landing with original banister and balustrades. A UPVC double glazed window, eaves storage cupboard, a radiator and two ceiling lights. A further built in linen cupboard.

BEDROOM

11' 5" x 13' 9" (3.49m x 4.20m) max

Three UPVC double glazed windows face the rear aspect with outstanding views towards the Bay and Lakeland Fells. Two double built in wardrobes with sliding doors, three wall lights, a radiator and ceiling light.

ENSUITE

5' 9" x 13' 9" (1.75m x 4.20m) max

UPVC double glazed window to the side elevation. Pedestal wash basin, a WC and shower cubicle. Tongue and groove panelling to the walls, a vanity light with shaver point, extractor and a ceiling light. Heated towel rail.

BEDROOM

10' 7" x 14' 0" (3.23m x 4.26m)

Located above the lounge and having the feature UPVC double glazed bow window overlooking the front garden. Radiator, ceiling light and a wall light. Built in double cupboard.

BEDROOM

10' 9" x 10' 10" (3.27m x 3.30m)

UPVC double glazed window to the side aspect. Currently used as a study, the third double bedroom has exposed floorboards, a ceiling light and radiator.

BEDROOM

10' 9"/7' 4" x 15' 4"/8' 10" (3.27m/2.24m x 4.66m/2.69m)

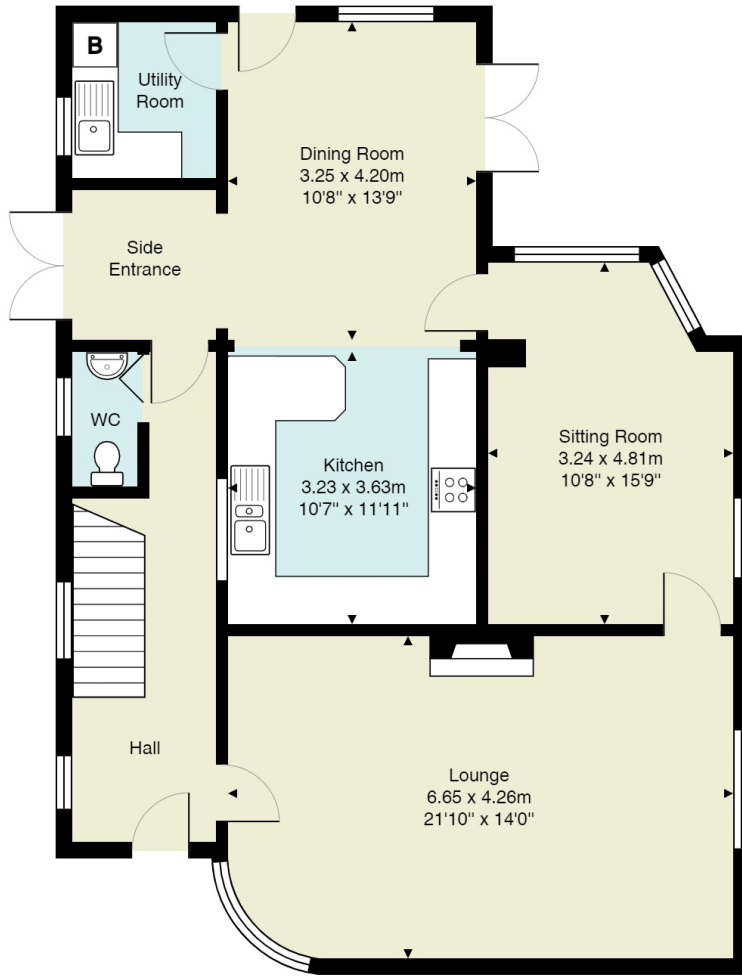
An L shaped room with an impressive view over the Bay towards Lakeland Fells. Two ceiling lights, two wall lights and a built in triple wardrobe. UPVC double glazed windows face the rear and side.

BATHROOM

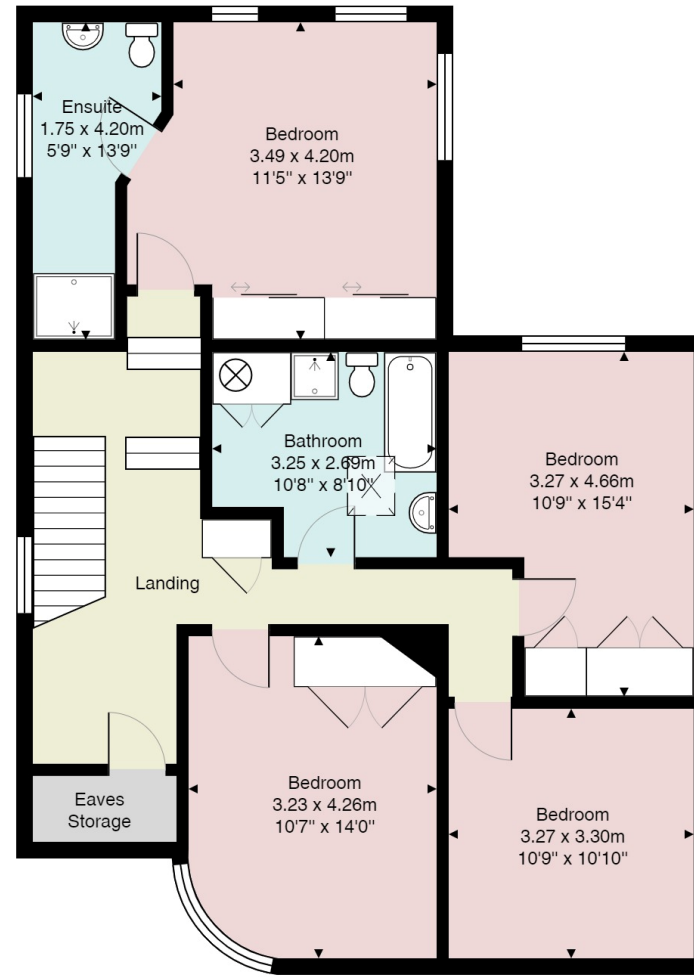
10' 8" x 8' 10" (3.25m x 2.69m) max

Being double height the bathroom has a Velux rooflight which floods the room with natural light. Fitted with a shower cubicle, bath, pedestal wash basin and a WC. Built in airing cupboard with shelving and hot water cylinder, a vanity light with shaver point, radiator and two wall lights.





Ground Floor



1st 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.





EXTERNAL

The property enjoys a private aspect to all sides with leafy tree lined boundaries and perennial edged lawns. There is a deck accessed from the dining room and a further terrace at the front/side. Having a 'secret garden' feel, the garden is established and offers excellent scope for a vegetable patch and produce. There are two driveways leading to the property, one from Mount Pleasant which gives access to the garage and further long driveway from Plantation Avenue with turning/hardstand. External lights and tap.

GARAGE AND STORE

Designed to reflect the architecture of the house, the garage is split into a garage and store. The garage measures 16' 6" x 9' 10" (5.03m x 3.0m) and has double doors. The store measures 7' 2" x 12' 0" (2.18m x 3.66m) and has a window, power and light.

DIRECTIONS

From the traffic lights in the centre of Milnthorpe, proceed towards Arnside passing Booths supermarket and Dallam Tower Estate. Continue past Sandside and Carr Bank. Upon reaching the railway bridge, turn left onto Black Dyke Road and then right onto Briery Bank. Continue to the top, turning left onto Silverdale Road. Mount Pleasant is a lane to the left hand side, follow down the lane with signs to High Ridge being on the left hand side. Alternatively, a second driveway leads from Plantation Avenue between numbers 71 and 73.

what3words.com/watched.series.policy

GENERAL INFORMATION

Services: Mains Water, Electric and Drainage. Gas central heating and UPVC double glazing throughout.

Tenure: Freehold

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



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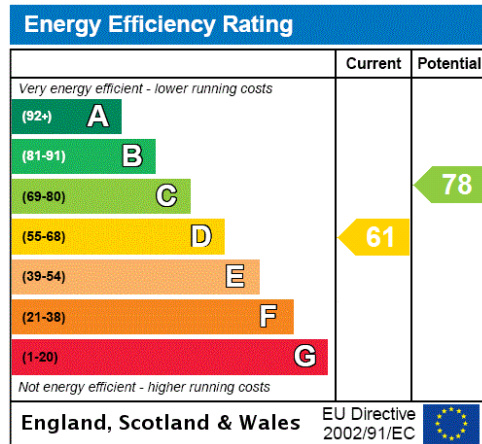
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