



RIVERMEDE, NEW BARNS ROAD, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0BH
£595,000

MILNE MOSER
SALES + LETTINGS

RIVERMEDE
NEW BARNS ROAD
ARNSIDE
LA5 0BH



4



1



2



CAR PORT &
PARKING

OVERVIEW

Being one of the last properties in Arnside and surrounded by trees and woodland, Rivermede is truly a special property. Suitable for a range of buyers, the accommodation is across one level but is much more than a standard bungalow. The accommodation centres around the impressive open plan lounge dining kitchen space with lovely views and vaulted ceiling to the lounge area. The bedrooms are to either end of the bungalow and there are two bathroom facilities - this is perfect for an extended family, visitors or multi-generational living. A useful utility room keeps the kitchen clutter free and there are two external stores. The garden extends mainly to the front with an expansive lawn, mature yew trees and borders filled with wildlife friendly plants. Neutrally decorated throughout, UPVC double glazed and gas centrally heated.

ACCOMMODATION

From the driveway, a UPVC double glazed door leads into:

ENTRANCE HALL

An impressive entrance, with a tongue and groove panelled vaulted ceiling, tiled floor and a radiator. Large UPVC double glazed windows ensure the space is light and bright and there are three wall lights. A side passage leads to the lounge.





OPEN PLAN LOUNGE DINING KITCHEN

LOUNGE 19' 0" x 12' 3" (5.78m x 3.75m)

KITCHEN 14' 5" x 11' 5" (4.41m x 3.47m)

A lovely space, extended by the current owners creating a generous room with views over the garden and ample space for both lounge and dining furniture. The lounge has UPVC double glazed window from wall to wall at the front, double doors lead to the patio and there is a further UPVC double glazed window at the side. The vaulted ceiling gives a sense of airiness and there are three ceiling light, downlights and a radiator. Exposed stonework wall and a Morso woodburner set to a stone plinth. Open to the kitchen.

The kitchen is fitted with cream farmhouse style base and wall units, wood block worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is a five burner gas hob with canopy above, a double oven with grill, plumbing for a dishwasher and space for a fridge freezer. Downlights to the ceiling, under unit lighting, a radiator and ceiling light. A UPVC double glazed window to the rear aspect.

UTILITY ROOM

6' 3" x 10' 11" (1.90m x 3.32m)

UPVC double glazed window and door to the side elevation. Fitted with base units, a stainless steel sink, radiator and two ceiling lights. There is an extractor, plumbing for a washing machine and internal frosted UPVC double glazed window to the inner passageway.

INNER PASSAGEWAY

15' 0" x 4' 10" (4.56m x 1.47m)

Two frosted UPVC double glazed windows, a built-in cupboard housing the Ideal boiler, two ceiling lights and a radiator. Tongue and groove panelled ceiling and access to the loft. The loft in this section of the property is insulated, part boarded and has a light and ladder.

BEDROOM

15' 1" x 9' 11" (4.60m x 3.02m)

UPVC double glazed window overlooking the front garden and mature trees. A further UPVC double glazed window at the side looks onto woodland. Ceiling light and a radiator.



BEDROOM

10' 0" x 9' 10" (3.05m x 2.99m)

The second bedroom at this side of the property also faces front and has lovely views over the garden. Laminate flooring, a radiator and ceiling light.

BATHROOM

9' 5" x 8' 9" (2.87m x 2.66m)

Updated in recent years, the bathroom is a stylish relaxing space fitted with a bath, vanity hand basin with cupboards beneath, a concealed cistern WC and generous walk in shower cubicle. Contemporary tiling to the walls, two chrome heated towel rails, extractor and downlights to the ceiling. There is a shaver point, illuminated mirror and two UPVC double glazed windows.

BEDROOM

10' 8" x 12' 10" (3.24m x 3.91m) max

Accessed from the entrance hall, this good sized double bedroom has a UPVC double glazed window to the side/rear aspect, a radiator and ceiling light.

BEDROOM

12' 9" x 12' 6" (3.88m x 3.82m)

Also leading from the hall, the fourth double bedroom overlooks the front garden and has a radiator, two wall lights, a ceiling light and Open Reach booster/router. UPVC double glazed window.

SHOWER ROOM

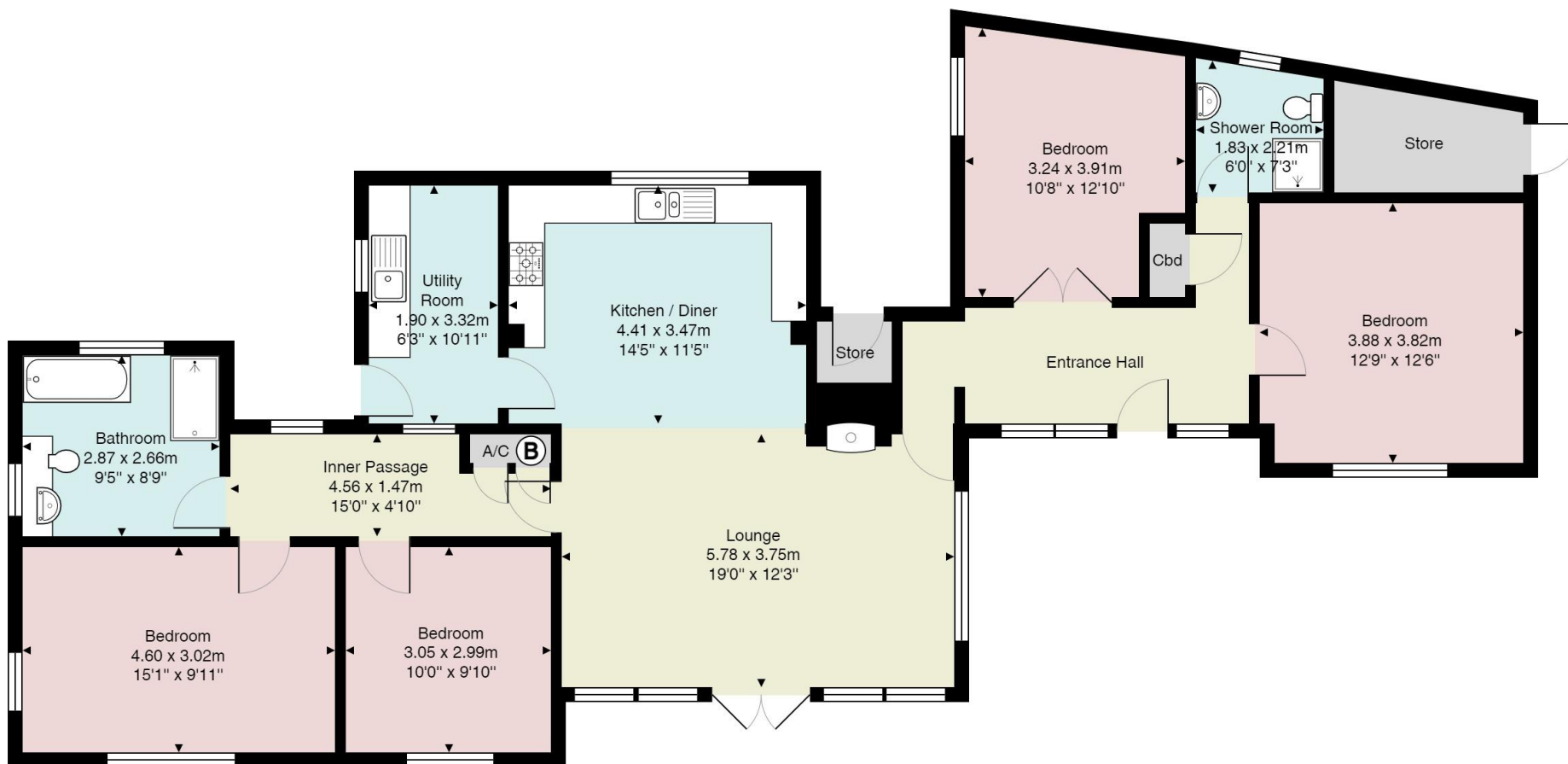
6' 0" x 7' 3" (1.83m x 2.21m) max

A frosted UPVC double glazed window. Fitted with a wash hand basin, WC and cubicle with folding door. There is an extractor, chrome heated towel rail, two wall lights and a ceiling light.

EXTERNAL

Rivermede has a wonderful setting with woodland to two sides, there is flora, fauna and birdsong in abundance. The garden is mainly to the front with a good sized lawn interspersed with shrubs and a lovely mature yew tree. Rockery beds have been planted with nature and pollinators in mind and a gravel path leads to the patio accessed from the living space. The generous driveway provides parking and turning space and there is a carport and store to one side. The rear garden has been developed for produce with raised veg beds, low maintenance gravel and a shed for storage of tools





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





etc. There is an external tap and lighting. There is a further store between the kitchen and bedroom.

DIRECTIONS

Leaving Milnthorpe on Park Road, pass Booths Supermarket, the playing fields and Dallam Tower. Continue past Sandside and Carr Bank and on reaching the railway bridge turn right towards The Promenade. Continue until The Albion pub turning left on the bend onto Silverdale Road. Follow up and round the bends, turning right on Redhills Road opposite the shop. Follow Redhills Road right to the end and onto New Barns Road. Continue on New Barns Road to the end with the driveway to the property being on the right just after Birch Grove. Rivermede is the last bungalow. what3words///jots.expires.lawful

GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Private Drainage via Septic Tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Tenure: Freehold. New Barns Road is part private and leads up to the driveway of the property. 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.