



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apartment 7, Ashmeadow House - Arnside



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Leasehold £450,000



Features

- Two double bedrooms, the master with en-suite shower room
- Light and bright accommodation with estuary views from each room
- High quality fixtures and fittings throughout
- Located within a Grade II Georgian villa
- 2.5 acres of private, manicured gardens to enjoy
- Immaculately presented

An exclusive opportunity awaits to acquire a high-specification, first-floor apartment in the highly sought-after village of Arnside, set within Ashmeadow House - a stunning Grade II listed Georgian villa. Originally built in 1818, this impressive property has a fascinating history and has most recently been converted into 10 opulent apartments. This elegant residence is surrounded by 2.5 acres of meticulously manicured private grounds, offering open and unrivalled views across the estuary and towards the distant Lakeland Fells. The apartment features a spacious, open-plan living area with thoughtfully defined zones for lounging and relaxation, complemented by a separate kitchen and dining space ideal for socialising and entertaining. The two

generously sized double bedrooms include a master suite with a luxurious en-suite shower room, while a separate, opulent bathroom serves the second bedroom and visiting guests. An added advantage of this property is the expansive boarded attic space, which offers ample room for storing all your belongings. This versatile area ensures that you have plenty of storage options, keeping your living spaces uncluttered and organised. Externally there is a dedicated parking space and additional visitor parking available. Residents can also enjoy the beautiful communal gardens, which provide a perfect setting to sit and unwind while taking in the spectacular vistas. Arnside is a highly sought after sea-side village and a designated Area of

Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, a pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



Hallway

Stepping into this bright hallway, you'll find cool grey LVT flooring and beautiful half-panelled walls and access to all rooms. A utility cupboard discreetly houses the boiler, keeping the property clutter-free and additionally offering space for storing everyday household appliances. There is an access hatch from the hallway into the impressive attic space.

Living room

Boasting a stunning vaulted ceiling and a charming Juliet balcony, this room offers breathtaking views of the estuary and garden, making it a serene and peaceful retreat for spending time with family and friends. The space seamlessly connects to the kitchen while still providing distinct zones, creating a versatile and sociable environment perfect for any occasion.

Kitchen/ dining room

Flooded with natural light, this high-specification kitchen features elegant grey base and wall units complemented by marbled quartz work surfaces. Integrated Neff appliances include a double oven, an induction hob with an extractor hood above, an under-counter fridge and freezer, a dishwasher, and a feature boiling water tap. The sash windows offer delightful views over the garden and out to the estuary beyond. Additionally, there is ample space here to accommodate a dining table that comfortably seats 4 to 6 people.





Bedroom 1

An elegant master bedroom with dual aspect views, providing a perfect haven for relaxation. The room is complemented by a spacious dressing area measuring 2.54m x 2.56m (8'0" x 8'4"), which boasts a bespoke floor-to-ceiling wardrobe, offering ample storage and a touch of luxury.

En-suite shower room

The sleek en-suite features a walk-in shower with a separate hand attachment and a predominant rainfall showerhead for a truly luxurious showering experience. Also included is a concealed cistern WC, a wall-mounted hand basin and a vanity mirror to include storage and charging points. The space is fully tiled and benefits from underfloor heating, adding a touch of comfort and elegance and a heated towel rail to utilise.

Bedroom 2

A bright and inviting double bedroom, featuring a sash window that offers picturesque views of the gardens and out to the estuary beyond. The natural light streaming in enhances the room's serene and airy ambiance, making it a delightful space to unwind.



Bathroom

A luxurious bathroom designed for comfort and style, featuring a bath with an overhead shower that includes both a handheld attachment and a rainfall showerhead. It also boasts a concealed cistern WC, a sleek wall-mounted hand basin and a vanity mirror to include storage and charging points. The fully tiled walls and floor, combined with underfloor heating and a heated towel rail, create a warm and inviting atmosphere. A frosted window allows natural light to flood the space while ensuring privacy.

Externally

Ashmeadow House is nestled within 2.5 acres of private, meticulously manicured gardens adorned with magnificent mature trees, lush bushes, and elegantly landscaped beds that surround the property. A sweeping driveway leads up to the house, where an allocated parking space awaits for the apartment, with additional visitor parking available for friends and family. The property boasts stunning views across the estuary and towards the distant Lakeland Fells, offering some of the most breathtaking vistas in the area. The beautiful communal gardens are available for all residents to enjoy, providing a serene and picturesque setting for relaxation and leisure.

USEFUL INFORMATION

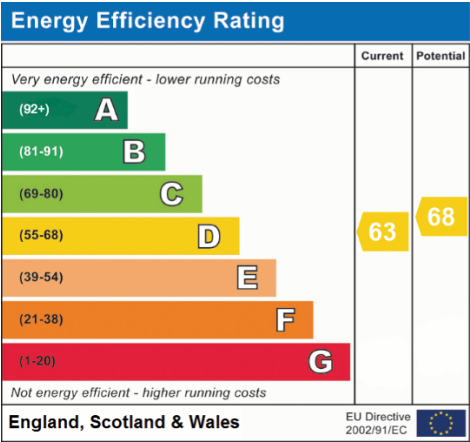
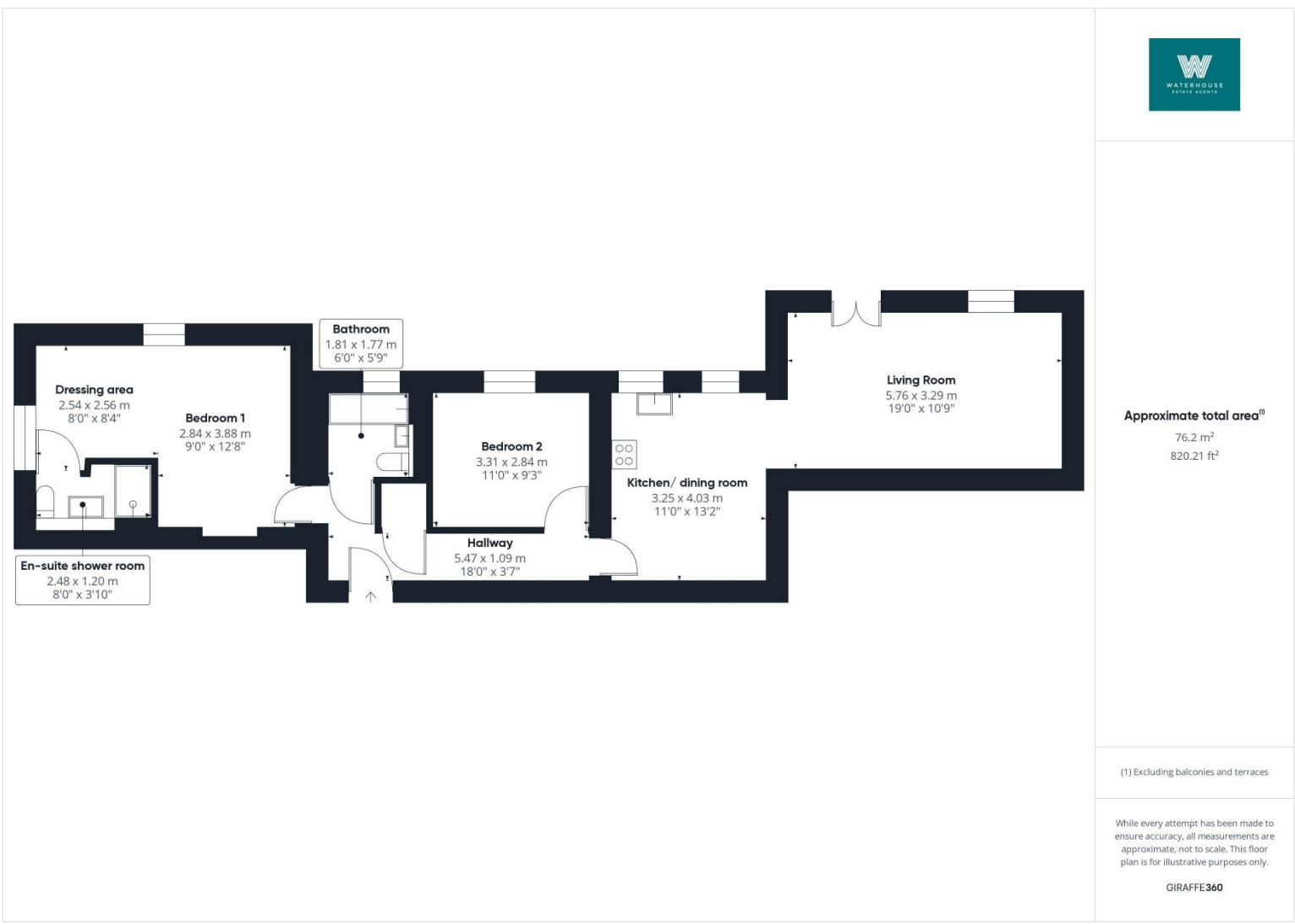
- Leasehold is 999 years from 1st January 2021 (Service charge costs approx. £4245 per annum).
- Heating - Gas fired central heating via Worcester Bosch combi boiler with 10 year guarantee and Nest 3rd Generation digital thermostat with WiFi touchscreen thermostat.
- Council tax band - D (Westmorland and Furness Council).
- Drainage - Mains.
- Mechanical ventilation and heat recovery system.
- Smarthome technology incorporating Amazon Echo and Samsung Smarthings.
- Internet - B4RN Gigabit ultra fast broadband.
- CAT 6 cabling and sockets to lounge and bedrooms.
- Prewired for Sky TV.
- Lift to the first floor.
- Parking - allocated parking space with additional visitor parking available.
- Please note - all contents can be available for an additional cost.
- What3Words location - [///gems.compacts.schooling](https://www.what3words.com/?q=///gems.compacts.schooling).



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