



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 13 Herons Quay - Sandside





## Features

- Two bright double bedrooms with fitted storage
- A generous living room and dining room with front facing and far reaching views across the estuary
- Two balconys to enjoy the surrounding views
- Hallway provides access to a loft hatch with fitted ladder leading to a generously sized, fully insulated and boarded loft space
- Air source heat pump heating installed by current vendors for energy efficiency

A beautifully presented and recently modernised 2 bedroom, third-floor apartment, enjoying stunning estuary views and peaceful woodland surroundings. This spacious and light-filled home has been thoughtfully updated by the current owners, including the installation of an efficient air source heat pump heating system, bringing both comfort and energy efficiency. The accommodation includes a bright entrance hallway with excellent storage options and loft access, a superb living/dining room benefitting from sliding doors opening out on to the private balcony with breathtaking views across the estuary towards Whitbarrow Scar, and a modern, well-equipped kitchen featuring stylish grey units,

integrated appliances, and a breakfast bar. There are two comfortable bedrooms at the rear of the property, both with built-in mirrored wardrobes and tranquil woodland views, along with a contemporary shower room finished to a high standard. Externally, the apartment benefits from a sheltered walkway with seating space, ideal for enjoying the peaceful surroundings and a generously sized garage with power and lighting—perfect for storage or use as a workshop. Additional communal parking is also available. Set within a well-maintained development, this third-floor apartment offers a rare combination of style, comfort, and spectacular views—ideal as a main residence or peaceful retreat.

Sandside is ideally located on the edge of Storth, a picturesque village that boasts a Post Office and integrated community shop and a well regarded primary school. The village has a vibrant community with several local groups and societies ranging from play groups to an amateur dramatics society and offers various other activities within the Village Hall. Sandside is also within close proximity to both Arnside and Milnthorpe with Milnthorpe offering a Booths supermarket, two doctors surgeries, two dentists and a wide range of further amenities. There are good transport links from nearby Arnside with a train station, a bus route and the M6 motorway is just a 15 minute drive away.



**Entrance hallway** - Step into the bright and inviting entrance hallway that immediately feels like home. Generously sized, it offers both functionality and charm. It features two built-in cupboards, one housing the water cylinder and additional shelving, and the other ideal for storing everyday household items. There's also convenient access to the loft via a fitted ladder; the loft is fully insulated and boarded, providing excellent additional storage space.

**Living room / dining room** - A beautifully bright and spacious versatile room, enhanced by sliding double-glazed patio doors with secondary glazing that open out to the private balcony. From here, you can enjoy breath taking views across the estuary towards Whitbarrow Scar and the distant Lakeland Fells. The dining area also benefits from a large double-glazed window with secondary glazing, filling the space with natural light and able to accommodate a table to seat 6 - 8.

**Kitchen** - A delightful, well-equipped kitchen featuring modern grey base and wall units that provide ample storage, complemented by wood-effect work surfaces and matching splashbacks. The work surface includes a breakfast bar area, with additional space underneath for extra storage. Integrated appliances include an oven, electric hob with extractor hood, and dishwasher, while there is also provision for a washing machine and a tall fridge-freezer. An open hatch connects the kitchen to the dining area, making it ideal for serving meals and socialising while cooking. The room benefits from natural light, creating a bright and inviting atmosphere.





**Bedroom 1** - Situated at the rear of the property, this well-proportioned double bedroom enjoys a serene view of the woodland behind, creating a calm and private atmosphere. It also features a built-in triple wardrobe with mirrored doors, offering plenty of storage while enhancing the sense of space and light in the room.

**Bedroom 2** - Also positioned at the rear of the property, this comfortable bedroom enjoys a quiet setting and includes a built-in double wardrobe with mirrored doors, providing practical storage.

**Shower room** - A sleek, modern shower room featuring a mains-fed shower cubicle with water jets, a concealed cistern WC, and a hand basin set within a generous vanity unit offering abundant built-in storage. The walls are finished with crisp white tiling accented by a subtle blue border, complemented by a heated towel rail.

#### Garage

Located at the front of the building, this generously sized garage offers excellent potential as a workshop or for additional storage. Well-equipped with both power and lighting, it's a versatile space ideal for hobbies, DIY projects, or simply keeping belongings neatly tucked away.

#### Externally

A pleasant, sheltered walkway connects the stairwell and lift area to the front of the property, where there is space for seating to relax and enjoy the peace and quiet, along with views of the woodland beyond. The area is ideal for pots and container gardening. The garage faces the estuary, and additional communal parking is also available.



#### Useful Information

Property built - 1980's.

Tenure - Leasehold (999 years from 1988. £2000 per annum for management fees with no ground rent).

The property can be used as a 2nd home however it cannot be used as a holiday let.

Pets are allowed if already owned.

Council tax band - D (Westmorland and Furness Council).

Heating - Air source heat pump located on the front balcony.

Drainage - Mains.

A large and easily accessible attic space can be found above the property, used for storage however with necessary permissions could be adapted into further living space.

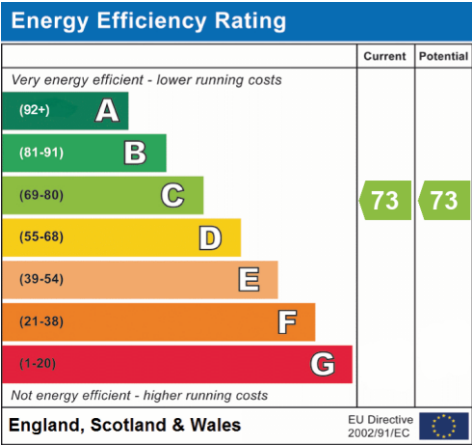
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