



Silverdale Road, Arnside, Carnforth, LA5 0AB

O.I.R.O. £800,000





Silverdale Road, Arnsdale,
Carnforth, LA5 0AB

Offers in Region of £800,000



3 Bedrooms



2 Bathroom

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- One off bespoke new build residence.
 - Set in a highly sought-after location, just off Arnsdale Promenade.
 - Finished to an exceptional standard throughout.
 - Private landscaped gardens and grounds.
 - Excellent position and accessibility for main road networks and rail links.



Hill Top Lodge is an exceptional one-off detached home, which has been newly constructed and is finished to exacting standards throughout. Occupying a privileged position, just a few steps back from the Promenade, this home combines elegant design, generous proportions and outstanding attention to detail, creating a superb family home.

Designed with both lifestyle and practicality in mind, the accommodation is beautifully appointed throughout, with high quality finishes, a light-filled interior and seamless flow between the living spaces together with high energy credentials for low cost running.



Situated within the coastal village of Arnside, renowned for its stunning estuary views, vibrant community and outstanding natural beauty, Hill Top Lodge is perfectly positioned just off the Promenade, allowing its owners to enjoy leisurely waterfront walks. The village offers independent restaurants, shops and local amenities, all of which are within easy reach. Set within the Arnside and Silverdale Natural Landscape, there is an opportunity for an exceptional lifestyle, with superb opportunities for walking, cycling and wildlife watching. Despite its tranquil setting, Arnside benefits from excellent rail links, with its railway station situated at the end of the village, providing direct links along the Cumbrian coast and connections to Lancaster, Manchester, London and beyond. This excellent connectivity and accessibility makes it an ideal location for a permanent home or as a weekend retreat. For those with family, there are some excellent schools, both primary and secondary, just a short distance away.



From the moment you arrive, the attractive stone and rendered façade, complimented by landscaped surroundings, sets the tone for the quality of this impressive home.

The welcoming entrance hall is thoughtfully designed with ample space for storage and is an impressive scale. The heart of the home is a superb open plan kitchen / living / dining area, which is a wonderfully sociable space linking seamlessly from area to area. Large windows and glazed doors enable the room to be filled with natural light, creating an ideal environment for entertaining guests or relaxing with family. The adjoining kitchen has been thoughtfully designed to complement modern living, with sleek cabinetry, generous work surfaces and an island area for informal dining, together with integrated appliances. The kitchen area connects to the living spaces, making this an ideal space for everyday family life and effortless entertaining.



A practical utility room provides additional storage and laundry facilities, as well as a personal entrance door for practical use. To complete the ground floor, there are cloakroom facilities, to further enhance the home's functionality.





Set around a spacious landing, the first floor accommodation gives a sense of openness and continues the generous proportions and excellent finish. The principal bedroom offers a great space with a beautifully appointed ensuite shower room.

Two further double bedrooms provide flexible accommodation for family members, guests or those seeking a dedicated home-working space. Serving the two bedrooms is an impressive family bathroom, with a contemporary suite including separate bath and shower enclosure, sink units and WC, creating a luxurious space for everyday use.

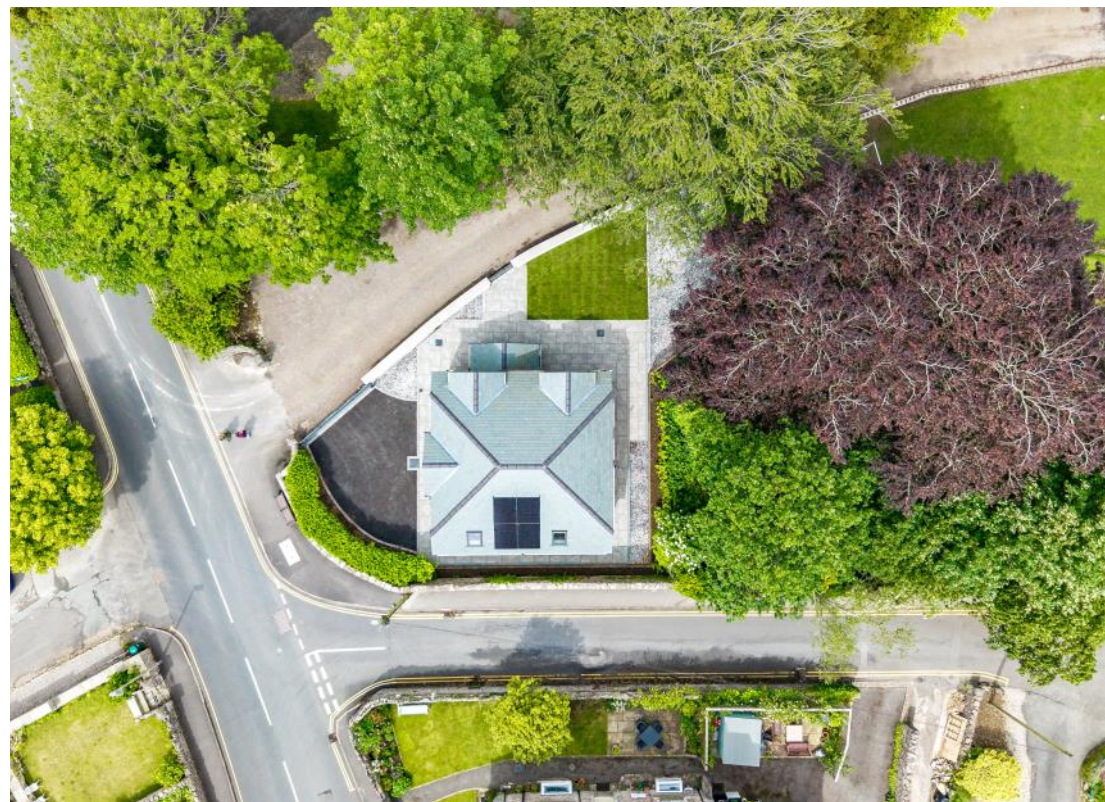






Outside, the property enjoys an attractive setting, with landscaped gardens and extensive paved seating areas designed for low-maintenance enjoyment. The generous frontage provides ample parking, while the flagged terraces create an excellent space for outdoor dining, entertaining and as a seating area to enjoy the peaceful surroundings.

The property has a superb stone wall boundary, which links to the quality external façade, enhancing its kerb appeal and first impression. Whether you are looking for a low maintenance home with high energy credentials, excellent craftsmanship or generous living spaces in a sought-after village, this property delivers it all.





General Remarks

Services: Mains electricity, mains water and mains drainage available and connected. Heating is via an air source heating. Photovoltaic solar panels are installed at the property. The property has an EV charging point.

Parking allocated and number of spaces : On site for several vehicles.

Construction Type : The property is of timber frame, block and slate roof construction, with stone face and rendered finish.

Restrictive Covenants : None Known.

Listed building : None.

Conservation Area / National Landscapes : The property is situated within the Amside and Silverdale Natural Landscape.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. The property is accessed via a Right of Way over the first part of the driveway which leads to Hill Top.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

Flooding : The property is defined by the Environment Agency as being at low probability of flooding.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : The subject property is a new build property which has been constructed under Planning Reference SL/2023/0518

Local Authority: Westmorland and Furness Council **Council Tax:** Band to be assessed.

Broadband: Available locally but not connected, as this is a new build property .

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//name.trucked.currently](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

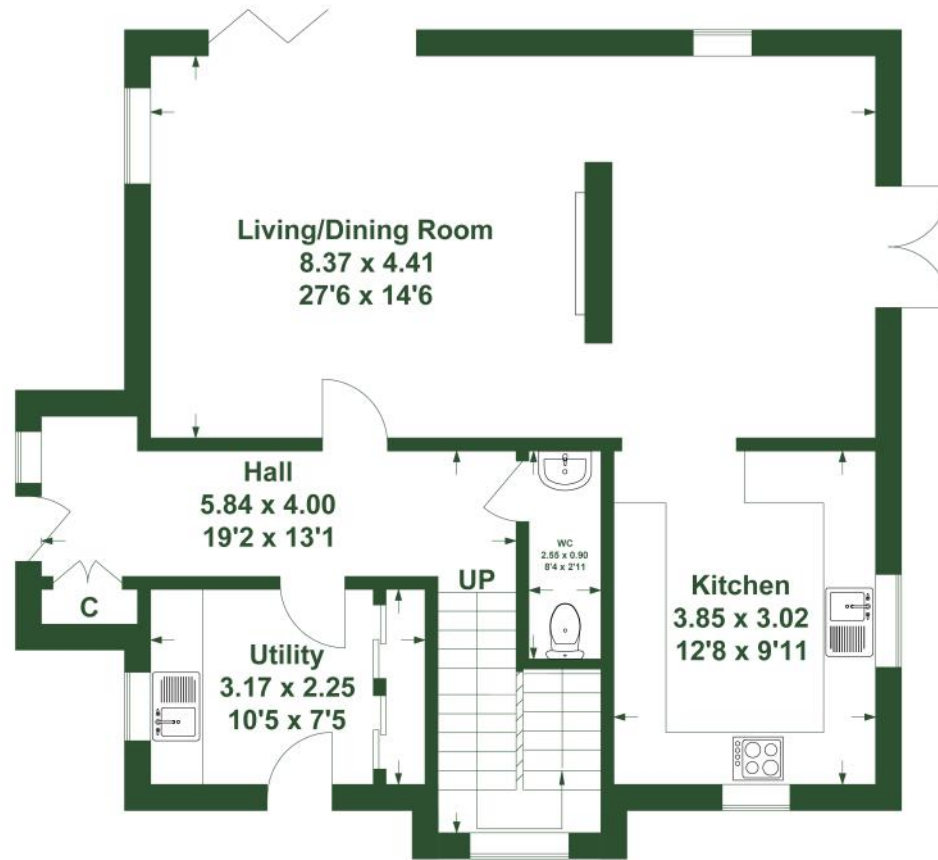
SUBJECT TO CONTRACT



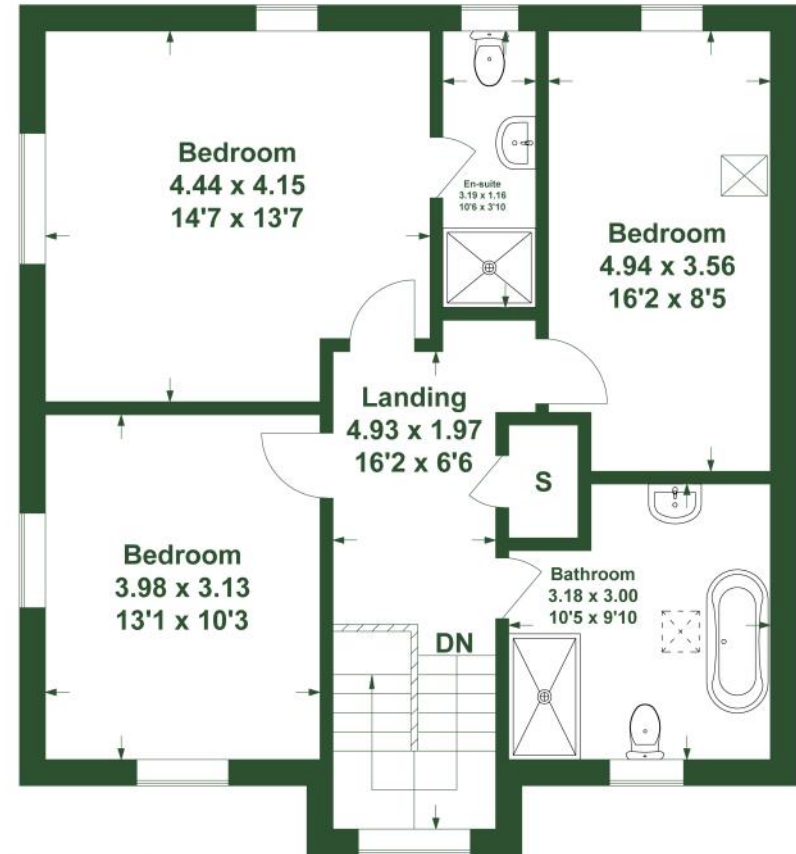
Approximate Gross Internal Area : 145.31 sq m / 1564 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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