



Sunnycote 39 Silverdale Road,
Arnside



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services





Sunnycote

Arnside

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If you are looking for a home to put your own stamp on with character, original features and space for all the family, then look no further. Sunnycote offers four floors of accommodation with the option of creating a self contained annexe on the ground floor for dependant relatives or for teenagers wishing for their own domain. The impressive stained glass front door offers an inviting welcome and opens up the ground floor boasting three reception rooms, a ground floor bedroom with en-suite, the kitchen and pantry, utility room and the versatile, double height garage. The first floor comprises of four double bedrooms, the bathroom and a separate cloakroom and a dressing room with a further two rooms on the second floor which could be bedrooms and two rooms on the lower ground floor ideal for storage. Original features can be found throughout and high ceilings create a light and spacious feel. The secluded walled garden is a wonderful space laid mainly to lawn with a patio area directly outside. Mature trees and planting soften the garden against the backdrop of the tall, traditional stone wall. A shed can be found to one corner for the storage of garden tools and a fence ensures that the garden remains private. The village has a wide variety of amenities including; the famous 'Arnside Chip Shop', two grocery stores, a doctors surgery, a dentist, a pharmacy, two pubs, a variety of coffee shops and a primary school. There are good transport links from the village with a train station (with access to Lancaster, Manchester and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, a tennis club and both a football and cricket club.

Freehold **£550,000**





GROUND FLOOR

Entrance hallway

2.11m x 5.63m (6' 11" x 18' 6") A fabulous entrance to the home with beautiful stained glass panels within the imposing front door with a spacious high ceiling and traditional period staircase.

Living room

3.79m x 4.9m (12' 5" x 16' 1") A light yet cosy room with front facing views and french doors within a bay alcove leading directly into the garden. Boasting a high ceiling with original coving, beautiful exposed floorboards and a gas fire place.

Second reception room

3.78m x 4.22m (12' 5" x 13' 10") A second reception room that has previously been used as a shop. There is a door leading out to the front and a large picture window. Exposed floorboards and a high ceiling create a sense of space. This area could be combined and used as a separate annexe with bedroom 2 and an en-suite, ideal for co-habiting or as a separate space for teenagers.

Bedroom 2

3.62m x 3.94m (11' 11" x 12' 11") Accessed from both the second reception room and also the hallway, this ground floor, double bedroom has views out to the side of the property and access to an en-suite.

En-suite

1.43m x 2.45m (4' 8" x 8' 0") A wet room en-suite that has been designed around those with disabilities to include extra wide doors and manoeuvrability space benefiting from a W.C, wall mounted hand basin and a walk-in electric power shower. Half tiled walls with a space saving sliding door.

Kitchen

1.38m x 2.79m (4' 6" x 9' 2") Steps lead down from the dining room into the kitchen, with base and wall units for storage and tiled work surfaces. A window looks out over the private garden and a Velux allows natural light to flood through. There is space for a dishwasher, fridge, freestanding gas cooker and microwave with access to the pantry.

Pantry

1.38m x 2.41m (4' 6" x 7' 11") Accessed from both the kitchen and hallway, the pantry provides a great deal of shelving and storage space.

Dining room

2.36m x 4.21m (7' 9" x 13' 10") With space to easily seat a table for eight, the dining room is situated next to the kitchen and benefits from a door leading out to the garden for al fresco dining in the warmer months.

Utility room

2.41m x 3.17m (7' 11" x 10' 5") A considerable utility room with an abundance of solid wood base and wall units and work surfaces with a sink unit to one end. There is a W.C and space for a washing machine, drier and tall fridge/ freezer. A window allows natural light through and the floor is exposed floorboards.

Hall/ boot room

1.56m x 3.19m (5' 1" x 10' 6") A great space for kicking off your boots and shoes after long estuary walks with space for storage and accessed from the side of the property and hallway.

Garage

3.13m x 5.61m (10' 3" x 18' 5") A fantastic stone built garage space with a double height roof that could also be adapted and has the potential for a second floor (subject to planning). Large double wooden doors with glazed panels above lead inside from the side of the property also once in the garage there is internal access to the hallway.

FIRST FLOOR

Bedroom 1

3.66m x 4.22m (12' 0" x 13' 10") A generous double bedroom with a feature apex window. Double aspect, elevated views are afforded out to the estuary beyond. There is a beautiful exposed wooden floor and boasting a high ceiling.

Bedroom 3

3.69m x 3.89m (12' 1" x 12' 9") A spacious double bedroom with side facing views. There is ample space for wardrobes, cupboards and a dressing table.

Bedroom 4

3.73m x 3.81m (12' 3" x 12' 6") Large picture windows allow natural light to flood

through into this double bedroom with a beautiful exposed wooden floor and a high ceiling with original picture rails.

Bedroom 5

2.93m x 3.88m (9' 7" x 12' 6") Currently used as an office with a large window, this could be a fifth bedroom a walk in wardrobe or hobby room.

Study

1.74m x 2.14m (5' 9" x 7' 0") A great additional space used to maximise the room available is also currently a study area with a beautiful original feature window area with exposed stone pillars and lead detailing.

Bathroom

2.44m x 2.86m (8' 0" x 9' 5") A modern suite consisting of a bath with a mains fed shower, W.C and hand basin within a vanity unit. Boasting an exposed wooden floor and a deep window ledge. There are partially tiled walls and a good deal of storage space in the form of an end of bath cupboard to one end and a floor to ceiling built in airing cupboard also housing a hot water tank.

Cloakroom

1.45m x 2.44m (4' 9" x 8' 0") Located opposite the bathroom, this cloakroom offers a W.C with a high level cistern and a hand basin within a vanity unit for storage.

Dressing room

1.58m x 2.76m (5' 2" x 9' 1") A useful room currently used as a dressing room with a Velux window allowing natural light through.

SECOND FLOOR

Bedroom 6

3.64m x 6.83m (11' 11" x 22' 5") A spacious double bedroom with double aspect views out to both the front and rear. Located on the second floor there are impressive, elevated views over the surrounding area and to the estuary and Lakeland fells beyond.

Bedroom 7

3.85m x 5.1m (12' 7" x 16' 9") With elevated, front facing views through the dormer window, this could be another bedroom or used for storage or as an office.

LOWER GROUND FLOOR

Cellar 1

2.03m x 5.58m (6' 8" x 18' 4") Located on the lower ground floor this cellar room is ideal for storage or as a workshop and benefits from a window through to the first cellar room allowing light through. Light and electric present with stone walls and a levelled concrete floor.

Cellar 2

3.35m x 4.93m (10' 11" x 16' 2") Another great addition with space for storage.

Externally

The impressive facade of this beautiful, stone built home immediately draws you in. A low level wooden gate leads into the quaint courtyard with stone steps leading up to the beautiful and unique front door with its welcoming stained glass detailing and there is access around the left hand side of the home to the garage. The garden can be accessed from the living room and dining room and also via a gate located at the front of the property and offers a wonderful secluded space laid mainly to lawn with a patio area directly outside. Mature trees and planting soften the garden against the backdrop of the lovely traditional stone wall, a shed can be found to one corner for the storage of garden tools and a fence ensures that the garden remains private.

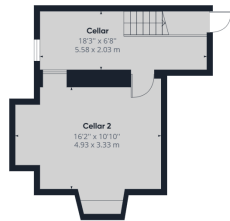
Useful Information

Council tax band - E.
Drainage - Mains.
Heating - Gas central heating.
House built - pre 1881.

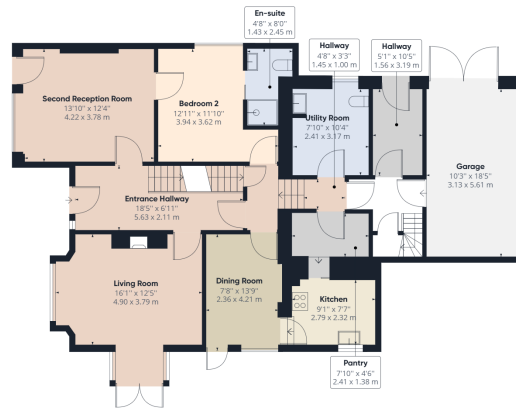








Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

3093.50 ft²
287.40 m²

Reduced headroom

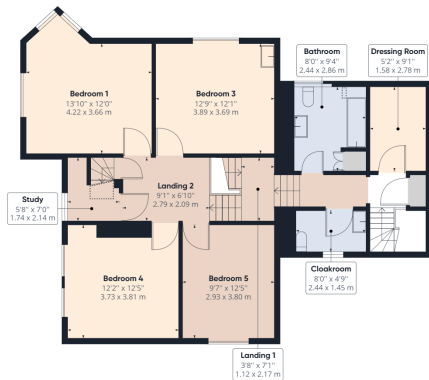
100.02 ft²
9.29 m²

(1) Excluding balconies and terraces

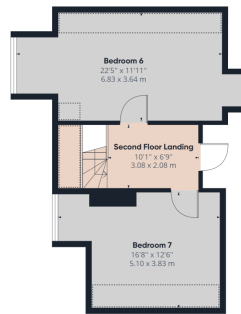
⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




Floor 1 Building 1



Floor 2 Building 1

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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