



Beach Arbour  
Arnside | Lancashire | LA5 0AX

FINE & COUNTRY



BEACH ARBOUR

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Location, location, location! Opportunities like this are increasingly rare, whilst we admit Beach Arbour is now a rather tired property in an overgrown garden, the true value and potential lies in the unique position and fabulous views. This is a chance to unlock latent potential and value.

The plot measures c.0.22 acres and is currently a sloping informal garden with a few mature trees. Beach Arbour is currently a three bedroom bungalow with garaging and an undercroft workshop beneath offering the buyer three distinct options. Firstly, renovate as it stands. Secondly, remodel and extend internally into the lower ground space and finally, demolish and construct a contemporary house further up the site – a true Grand Design prospect. Valid planning permissions exist for the second and third options.

Looking for a project? Beach Arbour is great now, but it could be something very special indeed with a multitude of possibilities depending on your aspirations and budget.

### **Location**

Arnside lies in a coastal position in south Cumbria, close to the border with Lancashire. It faces the estuary of the River Kent on the north-eastern corner of Morecambe Bay, within the Arnside and Silverdale Area of Outstanding Natural Beauty and is overlooked by Arnside Knott which is owned by the National Trust and an ever popular walk as it delivers great views for a relatively modest incline of 520 ft. The village is a haven for birds and the surrounding countryside contains a wealth of flora and fauna.

A small fishing village until 1857 when the railway arrived (built to connect the industrial port of Barrow with towns further south) and that coupled with road improvements later in the century provided greater access to and from the village. The impressive Arnside Viaduct (rebuilt in 1915 and 522 yards long with 50 piers) crosses over the river and carries the railway. An attractive promenade and stone built pier (rebuilt in 1984 after storm damage) were built and as the Victorian tourists discovered Arnside it began to develop a reputation for being an idyllic spot, with the Kent estuary being the county's only access to the seaside.

Today Arnside is still popular with holiday makers and is a popular place to live for those seeking a quieter life. Surrounded by open countryside it is easy to reach by road (Junctions 35 and 36 of the M6 are both under 10 miles away depending on the direction of your travel) or rail as Arnside is fortunate to have retained its station giving connections to Lancaster (on the main West Coast line), Barrow, Ulverston, Grange-over-Sands, Carnforth and Carlisle. The nearest station on the main West Coast line is at Oxenholme (near Kendal) which is around a 12 mile drive.

In terms of everyday needs, Arnside has a selection of shops and galleries which predominantly lie along the promenade, including a general grocery store and a Post Office. There are a couple of pubs and a number of cafes, a village hall, primary school and three churches; Anglican, Catholic and Methodist. Arnside is also the starting place of the exceptionally popular Cross Bay Walk over to Kents Bank, an eight-mile guided walk held for various charities throughout the summer months.

There is a wider selection of local services and shops in Milnthorpe (4.4 miles distant with a Booths supermarket), Carnforth (slightly further away at just under 10 miles with another branch of Booths as well as a Tesco and Aldi) and Kendal (a 12.4 mile drive, where you'll find M&S and Sainsbury's).

Nature abounds, Arnside is a location for anyone that loves the great outdoors, not only is it within the Silverdale and Arnside AONB but the National Parks of the Lake District and Yorkshire Dales, the Forest of Bowland AONB and the Lune Valley are all reachable for day trips.

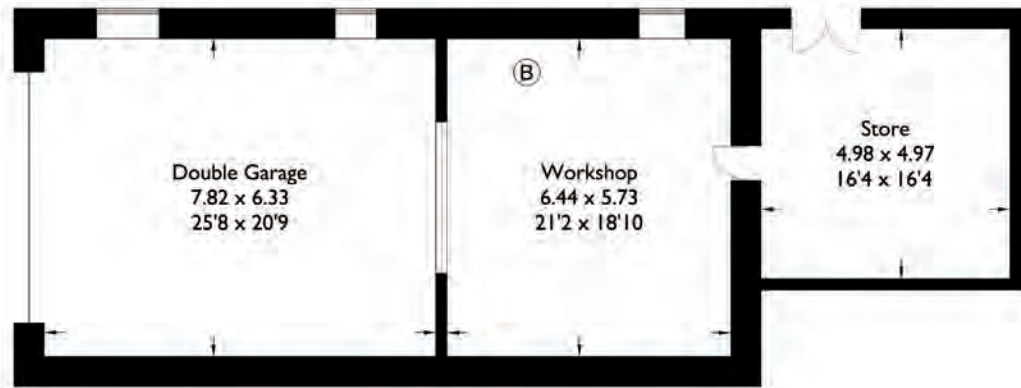
The nearest city is Lancaster which has much to offer all generations with an established cultural and music scene, bars and restaurants serving cuisines from around the world, high street and independent shops, professional services, two universities (Lancaster and Cumbria) and both private and NHS hospitals.



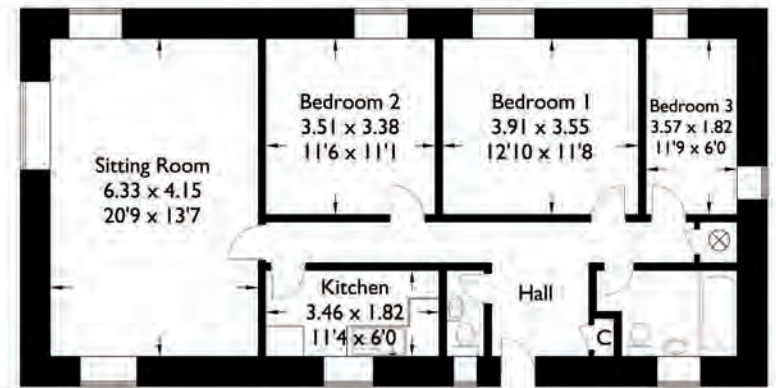


# Beach Arbour

Approximate Gross Internal Area : 86.78 sq m / 934.09 sq ft  
 Garage/Workshop/Store : 114.40 sq m / 1231.39 sq ft  
 Total : 201.18 sq m / 2165.48 sq ft

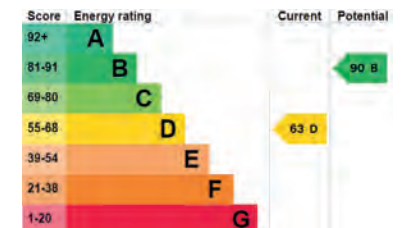


Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.02.2024



### An excellent development opportunity

Unassuming Beach Arbour has been in the hands of the current family since the 1970s during which time it has been much loved as a holiday home for three generations. It's hard not to be impressed by the setting, it's unique, nestled at the bottom of a sloping site it enjoys great views in a north westerly direction across the estuary and also up the River Kent towards the Lakeland Fells beyond the stately viaduct to the north east – this view, especially on a winter's morning with snow on the tops is particularly special.

After years of enjoyment, with great reluctance the decision has been made to sell, however the owners fully realise that the current property either requires a complete overhaul or alternatively a more ambitious scheme involving demolition to make way for an exciting, contemporary new build project. With this in mind, plans have been drawn up for the existing dwelling to be remodeled, the living accommodation extended into the current lower ground floor garage and workshop and a detached double garage built. As an alternative, planning permission has been granted for the demolition of the existing building, excavation of a small area of land and construction of a new dwelling further up the hillside to take even greater advantage of the stunning views on offer.

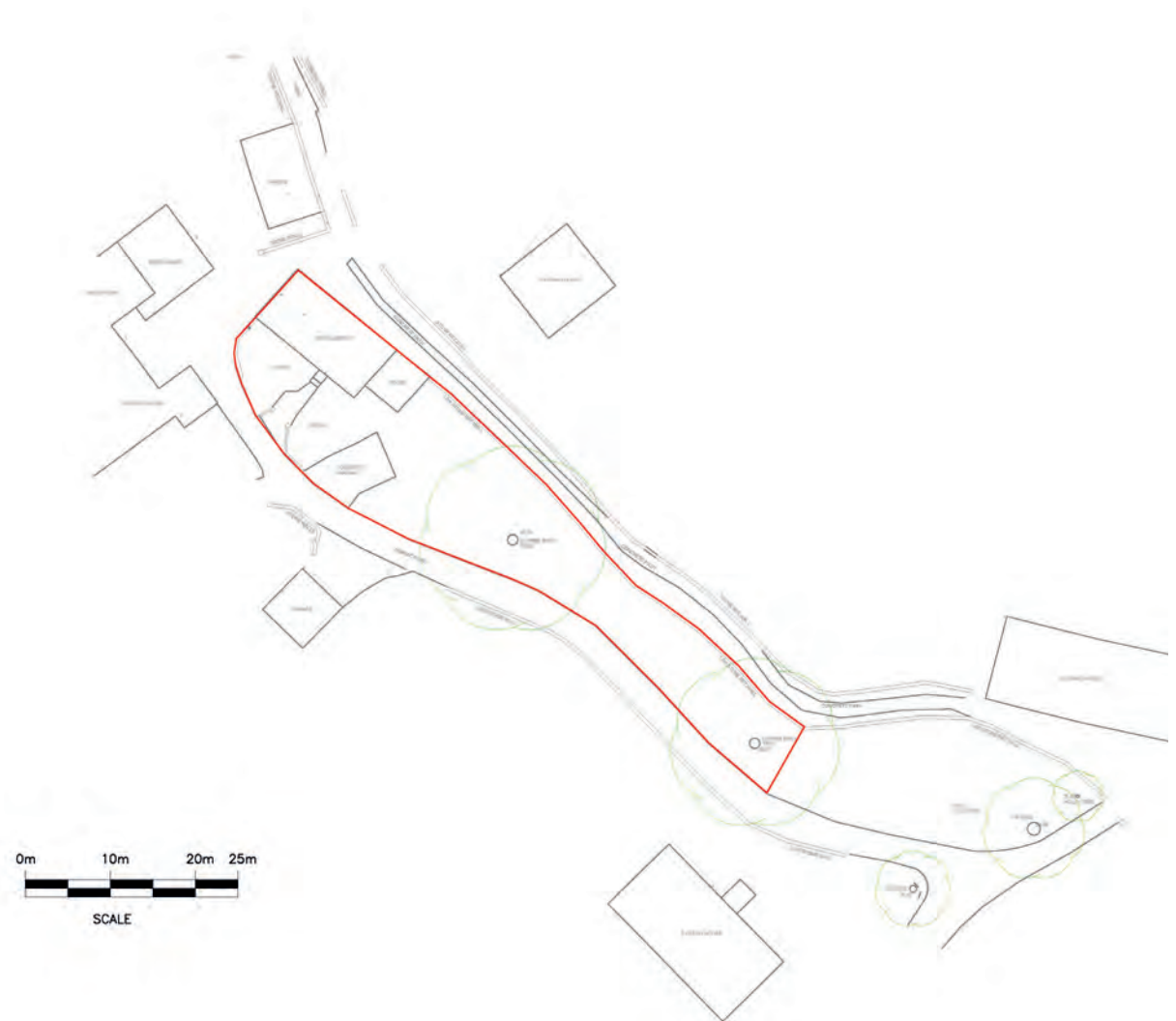
The current accommodation provides single level living accommodation of a central hall off which is a sitting/dining room, small kitchen, two double bedrooms, a third single bedroom, a bathroom and additional cloakroom. Due to the gradient of the land there is an underbuilt garage and workshop and an attached store. There is gas fired central heating and PVC double glazing.

### Step outside

The plot measures c.0.22 acres and is currently a sloping informal garden with off road parking for one or two cars and a few established trees which add great maturity to the site and focal points for a new landscaping scheme.

### Option 1

Refurbish as the current property stands.









## Option 2

In respect to the remodelling and conversion option, plans have been drawn (but not submitted for any consent) to provide a super open plan living kitchen with a separate utility room, store and cloakroom on the ground floor and on the lower ground floor, four double bedrooms and two house bathrooms. The current lean-to store remains and a detached double garage is built adjacent to the parking area.

A scheme has been granted planning permission by SLDC (now Westmorland and Furness Council) on the 20 October 2022, reference SL/2021/0341. Full details may be viewed online by visiting [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

The architect's proposals are shown here. The proposed remodeled dwelling would provide 1151 sq ft (170 sq m) of gross internal area, excluding the proposed garage.



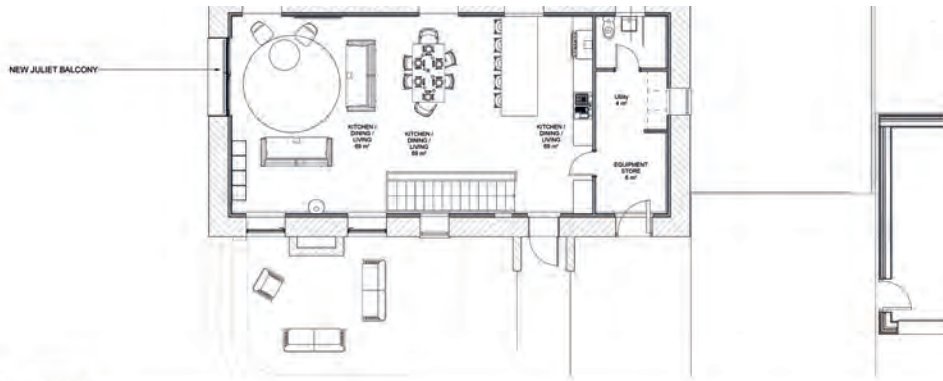




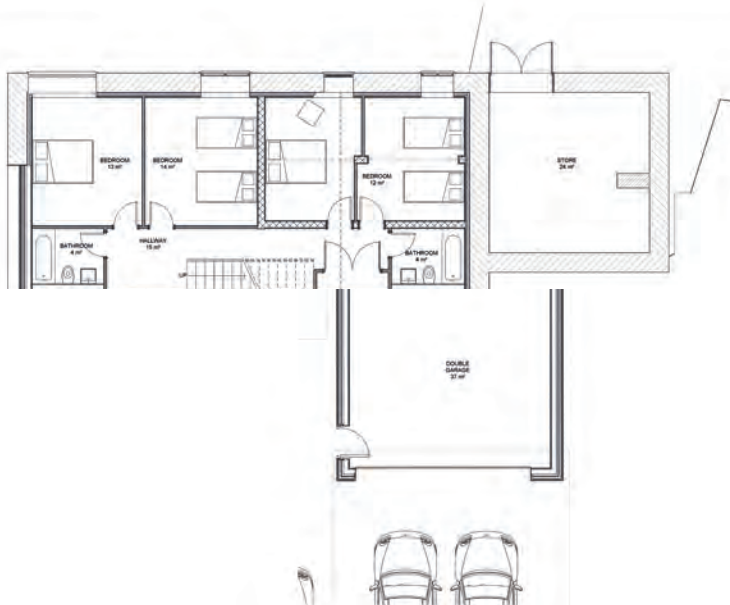




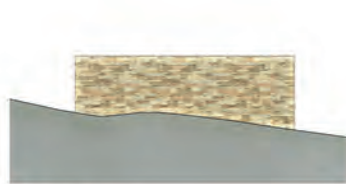




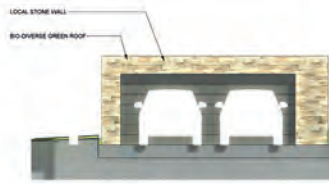
2 Proposed - Upper Ground Floor  
1: 50



1 Garage - Ground Floor  
1: 50



2 Proposed - Garage Side B  
1: 50



3 Proposed - Garage Front  
1: 50

pw-a

| NO. | DESCRIPTION            | DATE       |
|-----|------------------------|------------|
| 1   | Issue for Planning     | 12/11/2023 |
| 2   | Issue for Construction | 12/11/2023 |
| 3   | Issue for Planning     | 12/11/2023 |
| 4   | Issue for Construction | 12/11/2023 |
| 5   | Issue for Planning     | 12/11/2023 |
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| 51  | Issue for Planning     | 12/11/2023 |
| 52  | Issue for Construction | 12/11/2023 |

**PLANNING** 52

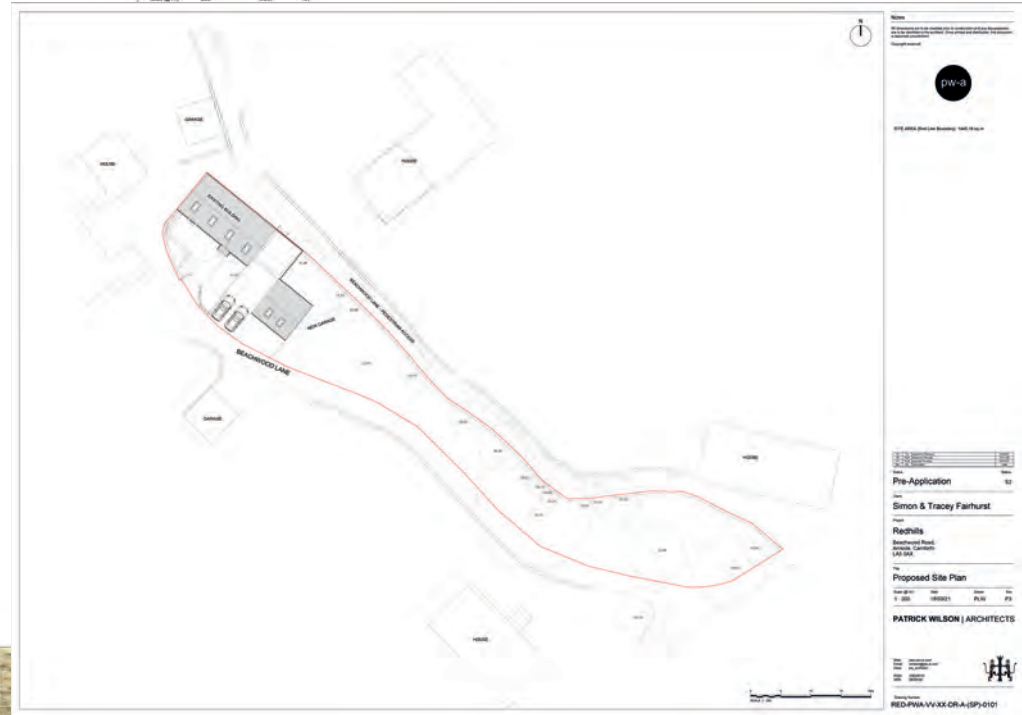
Client: Simon & Tracey Fairhurst

Project: Redhills

Address: Beachwood Road, Arnold, Carlton, LA3 6AG

Title: Proposed - Floorplans

Drawn By: Date: Check: Rev:



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| 51  | Issue for Planning     | 12/11/2023 |
| 52  | Issue for Construction | 12/11/2023 |

**Pre-Application** 52

Client: Simon & Tracey Fairhurst

Project: Redhills

Address: Beachwood Road, Arnold, Carlton, LA3 6AG

Title: Proposed Site Plan

Drawn By: Date: Check: Rev:

PATRICK WILSON | ARCHITECTS

Redhills

RED-PWA-VV-XX-DRA-SP-0101



### Option 3

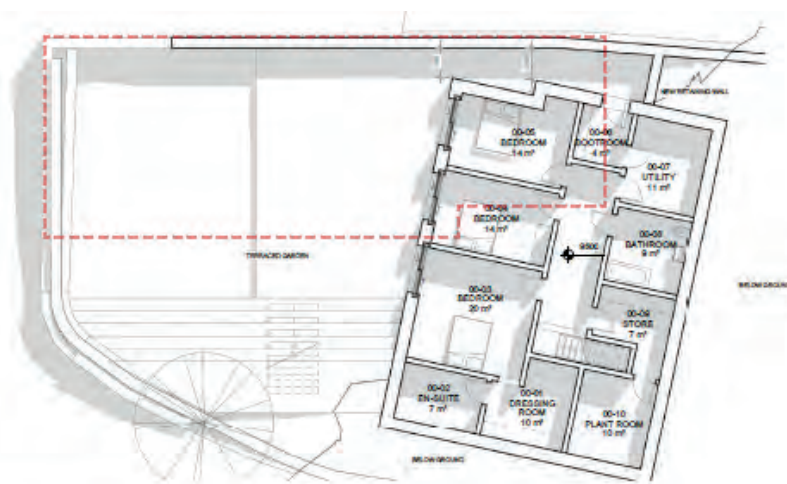
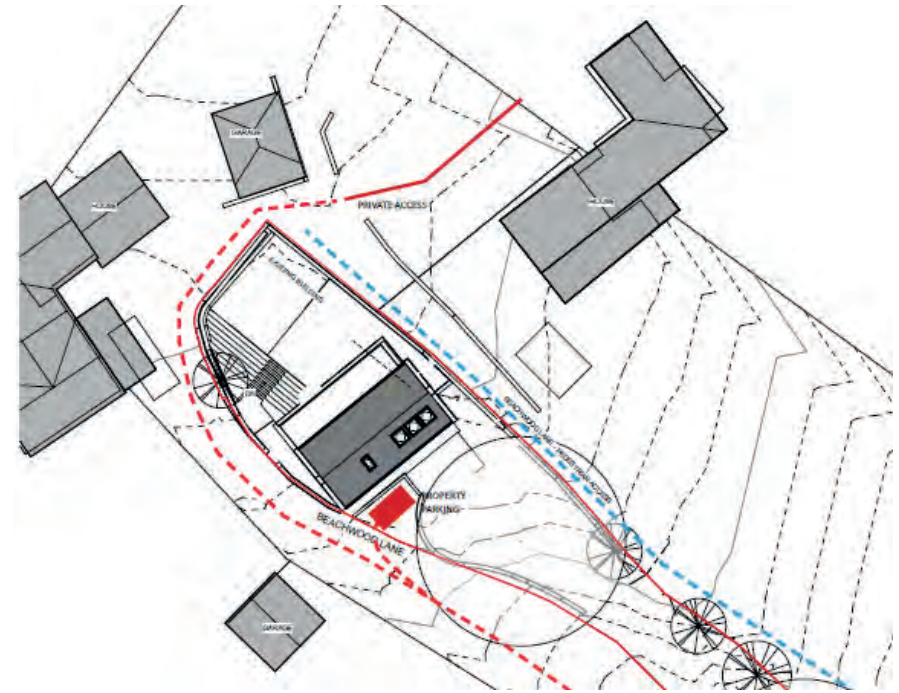
This is an altogether more ambitious project but one that is designed to maximise the views by placing the newly built house more centrally in the garden and leveling out the site to create a useable garden.

A scheme has been granted planning permission by Westmorland and Furness Council on the 21st July 2023, reference SL/2022/1160. Full details may be viewed online by visiting [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

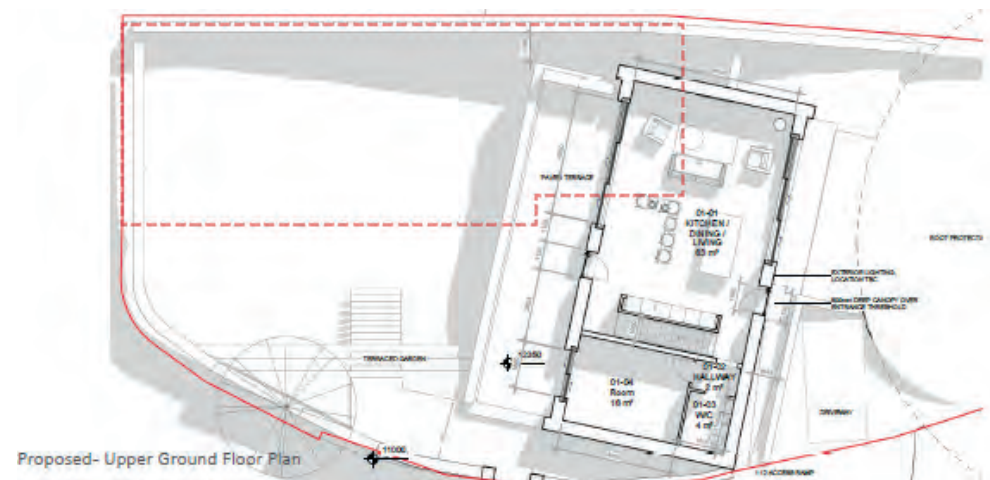
These plans show the main entrance to be from the back of the house, straight in at first floor level where the living accommodation has been placed to command the premier views – a spacious and contemporary open plan living kitchen having sliding doors opening to a large seating terrace. There's a second reception room for a snug, office or playroom and a utility room and hall at this level. Steps lead down to the bedroom accommodation on the ground floor. The principal suite has a bedroom, dressing room and ensuite. There are three further double bedrooms, a house bathroom, utility room and boot room on this floor. Three of the bedrooms have been designed with sliding doors opening to a new garden area.

The new dwelling would provide 2475 sq ft (230 sq m) of gross internal area. The approved plans along with some concept images are shown here with further information on our website.

You could of course have a totally different scheme in mind....

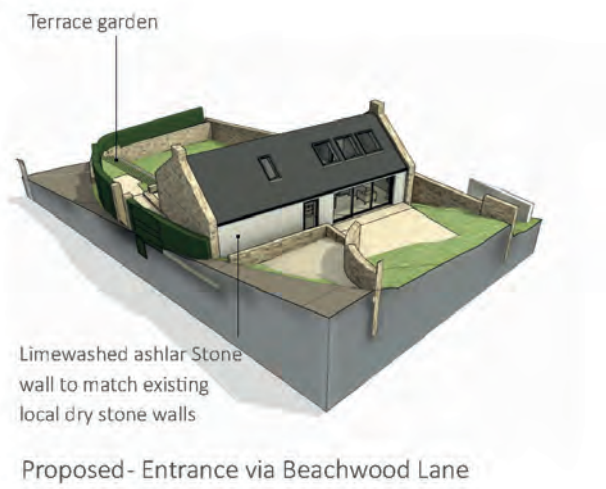


Proposed- Lower Ground Floor Plan



Proposed- Upper Ground Floor Plan























# FURTHER INFORMATION

## *On the road*

|                    |            |
|--------------------|------------|
| M6 J36             | 8.7 miles  |
| M6 J35             | 9.4 miles  |
| Lancaster          | 16.7 miles |
| Windermere         | 19.8 miles |
| Manchester         | 69.4 miles |
| Manchester airport | 75.3 miles |
| Liverpool airport  | 82.2 miles |

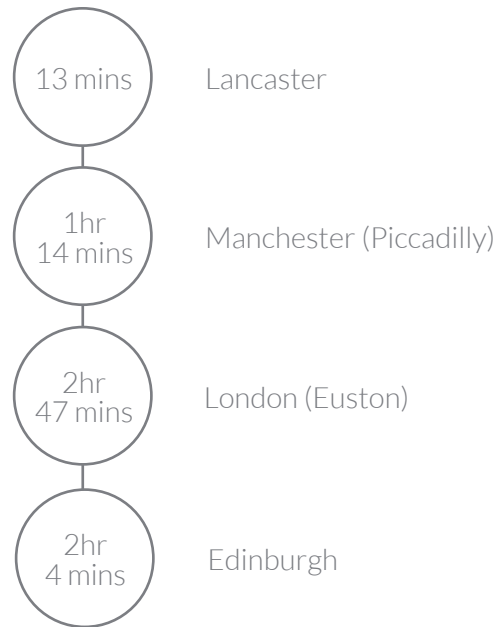
The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Please note*

The driveway is private and owned by a neighbouring property. Beach Arbour has a right of way with shared maintenance obligations.

A public footpath runs outside the boundary to the north east and connects Redhills Road to the shore path. The vendors will retain an adjoining small parcel of land at the top of the drive and may apply for planning permission to build a new dwelling.

## *Rail Journeys*



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

## *Local Authority*

Westmorland and Furness Council

## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from a Potterton Precision boiler in the undercroft. There is currently no telephone line or internet provision to the property.

## *Directions*

what3words: ///acrobats.backs.perplexed

Use Sat Nav LA5 0AX with reference to the directions below:

Approaching Arnside from Milnthorpe on the A6 and via the coastal village of Sandside on the B5282, drive along the length of the promenade and bear round to the left after passing The Albion. Proceed up Silverdale Road as it climbs and as it starts to level out turn right opposite the convenience store onto Red Hills Road. Proceed and as you start to go down the hill look out for the Coach House on the right, turn right immediately before this and then immediately left through the pair of impressive stone gate posts. There are three tree trunks straight ahead, bear right and Beach Arbour is first on the left, at the bottom of the drive. There is a pull in parking area immediately before the property.



## Local leisure activities

There's a sailing club in Arnside and the Lake District National Park offers boating and sailing on Lake Windermere as well as paddle boarding and wild swimming in numerous lakes and tarns. The family friendly lake shore park of Fell Foot at Newby Bridge (17.6 miles) is owned by the National Trust and offers a range of water based activities.

Golf courses at Silverdale, Morecambe, Grange over Sands and Lancaster.

Heron Theatre in Beetham hosts live theatre, music and film nights. Traveling further afield there are theatres in Kendal (The Brewery), Lancaster (Lancaster Grand, The Dukes and open air theatre in Williamson Park during the summer months) and Bowness on Windermere (The Old Laundry). There are cinemas in Kendal (The Brewery), Lancaster (The Vue) and Bowness on Windermere (The Royalty). Open water swimming and diving centre at Jackdaw Quarry, Capernwray with a pool and gym available at Pure Leisure's Fell End Park or Holgates Silverdale Park.

RSPB reserve at Leighton Moss, national hunt racing is held at Cartmel and in terms of historic houses to visit locally there are Sizergh Castle (National Trust) as well as Levens Hall (known for the fabulous topiary gardens), Leighton Hall and Holker Hall. The Grade II listed Heron Corn Mill in Beetham has a range of activities for all the family.

For those that prefer getting about on two wheels, there are lots of recognised cycle routes in and around the area.

## Places to eat

This corner of the north west is an absolute paradise for food lovers with a wonderful selection of informal and formal places to dine as well as a host of artisan producers. We would flag up the following:

### Informal dining, cafes and pubs

There are a few cafes and a couple pubs in Arnside itself (The Albion and Ye Olde Fighting Cocks) as well as the regionally well regarded Arnside Chip Shop (a must visit for a fish supper sat on a promenade bench along as you watch the sun set) but it's also worth getting in the car for The Wheatsheaf (Beetham) Levens Kitchen and the Hare and Hounds (both at Levens)

The Black Labrador (Underbarrow)  
The Punch Bowl (Crosthwaite)  
Masons Arms (Strawberry Bank)  
The Cavendish Arms (Cartmel)  
Heft (High Newton)  
The Sun Hotel and The Quarterhouse (both in Lancaster)

### Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling (all in Windermere)  
L'Enclume and Rogan and Co (Cartmel)  
Quite Simply French and Now or Never by Journey Social (both in Lancaster)

## Great walks nearby

From Beach Arbour you can walk, ramble or run straight from the door; head up Arnside Knott for some superb views or enjoy a stroll along the promenade and gaze across the estuary or towards the Lakeland Fells.

Drive to Dallam Tower Estate for a lovely walk in the picturesque Deer Park or tackle the unique Fairy Steps at Slack Head. You may like a stroll around Hawes Water a natural fresh-water marl lake and a Site of Special Scientific Interest or a climb through Eaves Wood to reach the renowned Queen Victoria Golden Jubilee Monument (known locally as the Pepper Pot) for more panoramic views. Both Hawes Water and Eaves Wood are at Silverdale (less than 4 miles away) which also offers some delightful coastal paths. At Levens there is a delightful walk around the Deer Park.

If you are seeking more of a challenge then head to the National Parks of the Lake District and Yorkshire Dales. In the Lakes there are Wainwright's 214 Lakeland fells to explore and in Yorkshire there are the mighty Three Peaks of Ingleborough, Wharfedale and Pen-y-ghent.

## Schools

### Primary

There is a great choice of primary school locally, including ones in Arnside, Silverdale, Beetham, Milnthorpe, Arnside, Storth, Yealand Redmayne and Burton in Kendal.

### Secondary

Dallam School, Milnthorpe  
Queen Katherine School and Kirkbie Kendal, Kendal  
Queen Elizabeth School and QESTudio, Kirkby Lonsdale  
Royal Grammar Schools and Ripley St Thomas CoE Academy, all in Lancaster

### Further Education

Lancaster University  
University of Cumbria (Lancaster and Ambleside campuses)  
Kendal College  
Lancaster and Morecambe College

*Included in the sale*

Fitted carpets, curtains and light fittings as seen.

*Guide price* £495,000

Council tax band - D

Tenure - Freehold







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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