



Pentlands Keasdale Road, Carr Bank – LA7 7LH

Milnthorpe

£700,000

Pentlands Keasdale Road

Carr Bank, Milnthorpe

This exceptional detached family home offers a rare opportunity to acquire a stylish residence with breathtaking panoramic views across **Morecambe Bay**, stretching from **Arnside** to **Grange-over-Sands**, while enjoying peaceful woodland outlooks to the front.

Ideally positioned within walking distance of **Storth Primary School** and the village Post Office, and just a five-minute drive from the sought-after coastal village of **Arnside**, the property combines an enviable setting with excellent everyday convenience.



- Detached stylish family home offering views across Morecambe Bay towards Arnside across to Grange Over Sands
- Situated within a beautiful setting offering woodland views to the front and breathtaking Morecambe Bay Views to the rear
- Impressive entrance hallway wooden floors / Feature staircase / Cloakroom / W.C / Study offering bespoke woodwork and feature windows
- Showcasing a recessed sunken main reception room offering beautiful pine floors / French doors / Conservatory the ideal space to soak in the views
- Reception room two spacious / Open plan offering full floor to ceiling windows looking across the garden towards the Bay / Dining entertaining space / Open aspect into the fully fitted kitchen / Utility
- Four double bedrooms / 2 located in the conversion completed within 2010 / One benefiting from a newly added balcony offering direct bay views installed in 2014
- Extended garage completed in 2014 fitted with electric remote controlled key-fob entry roller door / Rear windows and garden access / Pitched storage / sky light windows
- Fantastic road links to Arnside / Beetham / Lancaster / Railway station within 5 minutes drive / Bus services to Kendal towns facilities
- Two family bathroom suites located on each floor
- Beautiful wraparound landscaped gardens offering a rear sun-terrace / Summer-house / Rockery areas / Pond / Direct bay views 0.32 acre plot
- Parking for three cars plus the garage / Circular turning bay to the front of the property
- Efficient solar panels fitted with a battery pack
- Energy Efficiency Rating C



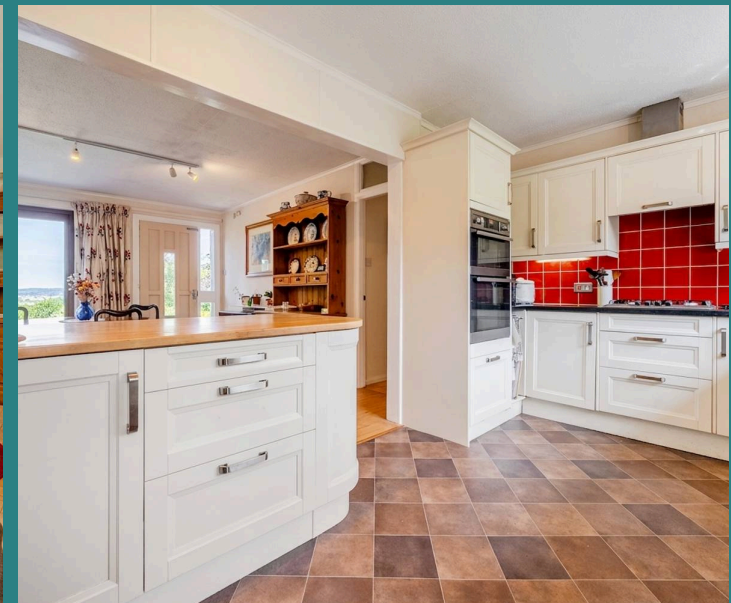
The accommodation is introduced by an impressive entrance hallway featuring elegant wooden flooring, a striking feature staircase, and a convenient cloakroom/WC. A well-appointed study, enhanced by distinctive feature windows, provides an ideal space for home working. The principal reception room is a stylish sunken living area with beautiful oak flooring, feature windows, and dual-aspect French doors that open into a delightful conservatory, perfectly positioned to capture the spectacular bay views.

A second generous reception room creates an outstanding open-plan living and dining environment, with floor-to-ceiling glazing framing the gardens and bay beyond. This sociable space flows seamlessly into the fully fitted kitchen and is complemented by a practical utility room.

The property offers four well-proportioned double bedrooms, including two created during a thoughtfully designed conversion in 2010. One of these enjoys access to a private balcony, added in 2014, providing uninterrupted views across the bay. Two contemporary family bathrooms, conveniently arranged across both floors, offer flexibility and comfort for modern family living. In addition, an office/play room with access from the garage presents potential for use as a fifth bedroom, subject to requirements.

The extended garage, completed in 2014, benefits from an electric remote-controlled roller door, rear windows and garden access, pitched storage space, and skylights providing excellent natural light. Externally, the property offers ample parking for three vehicles in addition to the garage, with a circular turning bay enhancing ease of access.

Further benefits include energy-efficient solar panels with battery storage, excellent road links to Arnside, Beetham, Lancaster, and Kendal, a railway station within five minutes' drive, and regular bus services nearby.













GARDEN

Beautiful wraparound landscaped gardens enjoy stunning direct bay views and provide a variety of outdoor spaces, including a rear sun terrace, summer house, rockery, and pond. The generous 0.32-acre plot is predominantly laid to lawn and enhanced by established trees and mature planting, creating a private and picturesque setting. To the front, a sweeping circular driveway is framed by attractive established landscaping. The gardens are seamlessly connected to the home, with direct access from the principal living areas, kitchen, and welcoming entrance hall, offering an excellent flow between indoor and outdoor living.

PARKING

Driveway parking for three cars, with the addition of the garage.

PROPERTY DETAILS

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Cost Effective: Solar Panels

SUMMARY

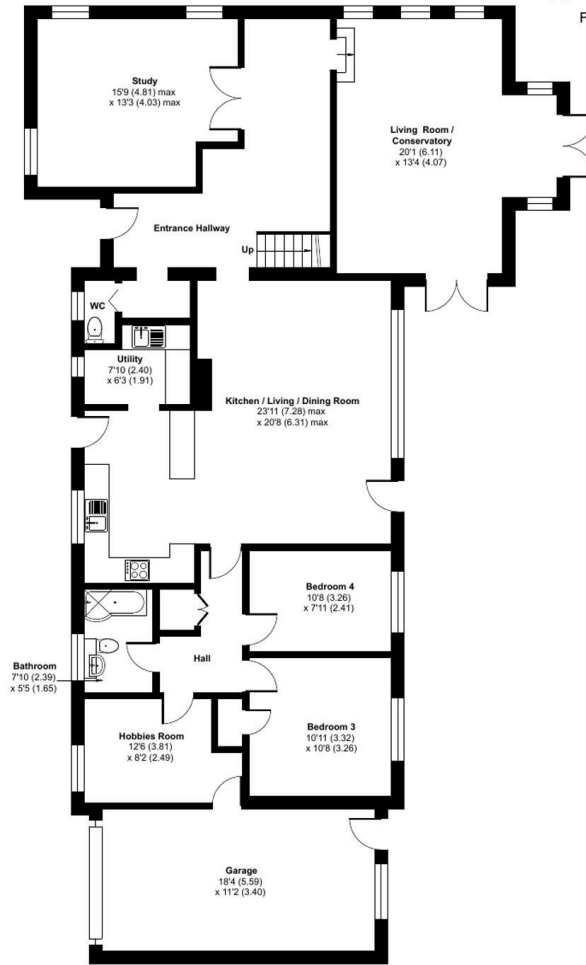
Combining contemporary comforts, versatile family accommodation, exceptional outdoor space, and one of the area's most captivating outlooks, this outstanding home represents a truly unique opportunity in a highly desirable location.



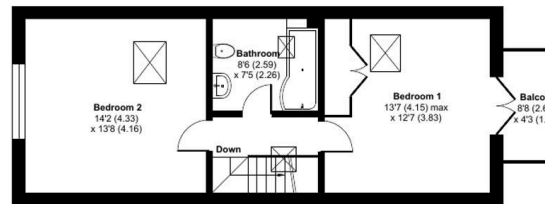
Pentlands, Keasdale Road, Carr Bank, Milnthorpe, LA7

Approximate Area = 2218 sq ft / 206 sq m
Garage = 205 sq ft / 19 sq m
Total = 2423 sq ft / 225 sq m

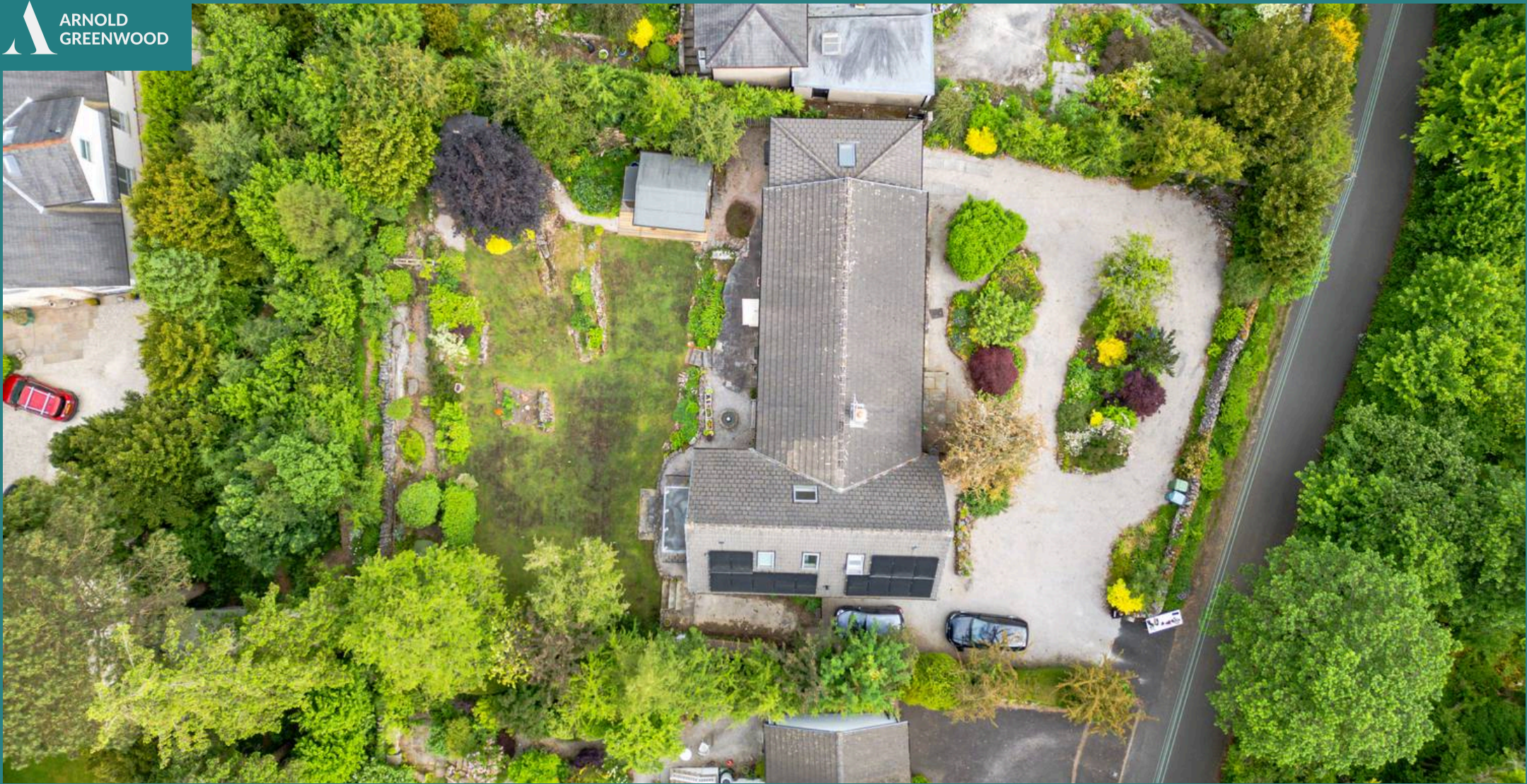
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GROUND FLOOR



FIRST FLOOR



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