









## Inside The Home

Entered via a solid wooden door, this leads into a spacious Entrance Vestibule with UPVC double glazed window showcasing views across the front manicured garden. Leading into a spacious Living Dining Room, this beautiful room is packed with character and charm. With a feature fire surround, set around an electric fire, character beams to the walls and ceiling and a handy understairs storage cupboard. With two UPVC double glazed sash windows providing ample natural light, this room leads into a spacious Kitchen area, fitted with a range of wall and base units with a complementary worktop over. Integrated appliances include a four ring electric hob with an extractor above and an oven below, as well as space for a fridge freezer and plumbing for a washing machine. With a UPVC double glazed window overlooking the rear garden and a rear entrance door, the ground floor also benefits from a second reception room with decorative stonewall detailing and open views across the surrounding countryside.

Stairs proceeded from the Living Room to a first-floor landing area, providing a small area which would be perfect as a work from home study area, or an ideal storage area. Two generous bedrooms can be found at the front of the property with feature UPVC double glazed sash windows overlooking the front garden and built-in wardrobes. A modern three-piece bathroom suite with a handy built-in storage cupboard housing a Glow-Worm central heating boiler completes the first floor.

This property is filled with charm and character, and presents the perfect opportunity to purchase a historic cottage with ample scope for further development/extension. From an internal leaded glass window, to the original ceiling hanging hooks, this wonderful property has it all.

## Let's Step Outside

Set in approximately 0.23 acres of well kept gardens, to the front of the property, a superb laid to lawn garden can be found, with planted borders and a pathway leading to the front and side of the property. which is a shared right of way access with the neighbouring property.

To the rear, off road parking for approximately 3 cars can be found, with a handy carport/store room located across. This area can also be used as a turning area for the other two cottages although this would be extremely rare. Located behind the store room, a large laid to lawn garden can be found providing the perfect place for those with green fingered interests. With planted borders housing fruits trees such as apple (with both cooking and eating), fig trees and veg plots, as well as a beautiful Wisteria archway leading to the main garden and a large wooden shed, this beautiful area provides the perfect backdrop for enjoying quality time with family and friends.

## Let's Take A Closer Look At The Area

Located in the picturesque village of Overton, this beautiful area houses historic buildings such as St. Helen's Church, which is claimed to be oldest church in Lancashire and is listed in the Domesday Book. The village itself offers a range of local amenities, including a local primary school with access to the secondary schools close by, as well as public houses, and a vibrant village hall. Supermarkets are within easy reach as are local shops in neighbouring villages. Surrounded by a plethora of stunning coastal walks including Sunderland Point and Heysham Head, views towards the Isle of Man and the Lake District National Park can be enjoyed. For those who commute, access to the Bay Gateway and junction 34 of the M6 motorway can be accessed within 10 minutes and there are regular bus services providing access to local and further afield. This incredible property is perfect for a range of buyers including first time buyers and families, as there is ample scope to extend and create a larger, well connected, family home.

## Services

The property is fitted with a gas central heating boiler, installed in 2024 with an approximate 10 year warranty, and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN137808.

## Council Tax

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

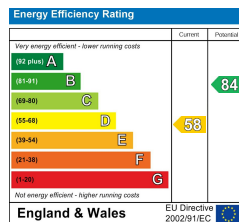














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