



15 The Headlands  
Heysham  
Morecambe  
Lancashire  
LA3 2RX





Welcome to The Headlands, an exclusive gated community set within one of Heysham's most prestigious and sought-after locations. This remarkable detached home, deceptively modest from the outside, unfolds into an exceptional and generously extended residence offering outstanding versatility across both floors. Thoughtfully developed from its original footprint, the property now reveals a wealth of spacious reception rooms, five potential bedrooms, and a breathtaking first-floor lounge with Juliet balcony capturing partial sweeping views across Morecambe Bay.

Wonderfully bright thanks to its many windows and skylights and rich with modern comforts, this unique coastal home offers private, flexible living for families, professionals or retirees alike. With beautifully presented interiors, a contemporary layout and elevated outlooks towards the bay and The Headlands, it stands as a rare opportunity to own a truly remarkable property in one of Heysham's most coveted neighbourhoods.

# Inside The Home

Stepping through the double UPVC front doors, framed with beautifully painted glass panels, you are immediately struck by the sense of openness and scale that defines this remarkable home. What was once a very different property has been thoughtfully re-imagined and architecturally developed into a truly deceptive, TARDIS-like family residence. Every inch of the interior has been optimised to create a home that is significantly larger than it appears from the outside, offering exceptional versatility for growing families, multi-generational living, or retirees seeking the comfort of substantial ground-floor accommodation.

The entrance hallway has been opened up and extended to form a generous dining area, a warm, practical space that easily accommodates a six-seater table, beautifully demonstrating the room's proportions. To one side, a stylish nautical-themed downstairs WC along with a cloakroom to house all the items you may not want on show in this spectacular home.

From the dining hall, double roller doors lead into an additional reception room, a wonderfully flexible space perfect as a second sitting room, formal dining room, reading lounge, or children's playroom. Bifold doors open onto the rear garden, allowing you to watch the world go by and enjoy seamless indoor to outdoor living.

A further ground-floor reception room currently serves as an additional lounge but is equally suitable as a fifth bedroom, offering four generous windows overlooking the rear garden and exceptional natural light. Its size and standard of finish make it ideal for visiting guests, extended family members, or those wanting a downstairs bedroom option.

The spacious master bedroom is positioned on the ground floor, making the home wonderfully future-proof. Featuring eight built-in wardrobes with a central shelving section, the room offers an impressive amount of storage. Four large front-facing windows flood the room with daylight. The newly installed ensuite wet-room/shower room features easy-clean wall panels, a modern suite, extractor fan and crisp contemporary styling.

The kitchen is a wonderful, contemporary space, modern, stylish and thoughtfully designed. The central island provides excellent workspace and storage, making it ideal for cooking, serving or socialising casually. The room is bright and practical, framed by a series of large windows overlooking the garden and a clean, modern layout featuring integrated appliances, plentiful cupboards and sleek surfaces. It's a highly functional and attractive kitchen that naturally supports busy family life. Beyond the kitchen lies a practical utility room with space for a washing machine, tumble dryer and large fridge freezer, along with a drop-down drying rack and additional storage. The back door, fitted with a charming decorative glass panel, leads directly to the rear garden.

The attached garage has been fully plastered, providing a perfect blank canvas for a home gym, workshop, hobby space or 'man cave'. With electric double doors, a large radiator, it is ready to be adapted to suit any lifestyle.

Ascending the stylish glass-panelled staircase which blends modern lines with warm cottage-style timber detail, you arrive at a first floor that truly reveals the home's deceptive scale. This entire level has been designed to maximise light, views, and versatility. One of the most impressive rooms in the property is the upstairs lounge, a vast and strikingly bright space with a Juliet balcony capturing sweeping views of The Headlands and Morecambe Bay. To the left, a set of feature triple windows aligns perfectly with a skylight, offering captivating glimpses of the bay. Two additional side skylights bathe the room in natural light, making this a wonderful retreat for relaxation, family time, or entertaining. Unique in shape and size, it is a truly standout feature of the home. The first-floor bathroom offers a luxurious, spa-like feel. Two skylights to the front frame magnificent views over Morecambe Bay, while a side skylight captures both the bay and The Headlands. Beneath one skylight, a beautiful oversized bathtub invites you to unwind while enjoying the scenery. A separate shower, WC and sink complete this generous room, with ample space available for additional furnishings. An architect-designed storage cupboard mirrors another on the landing, ensuring discreet and functional organisation.

A home that offers so much more than meets the eye.

A wonderfully large and versatile room, this bedroom features two skylights, one overlooking the rear garden and another offering partial bay views. With a double radiator and plentiful sockets, it is ideal as a bedroom, home office, art studio or gym space. Set behind charming wooden double doors, this central room is currently used as an office and music area. A rear skylight brings in garden views and natural brightness. Well-proportioned and practical, it can adapt easily to a study, quiet lounge, playroom, or creative workspace. A delightful double bedroom with two skylights overlooking the rear garden and a third side skylight taking in the neighbouring Headlands gardens. This is a welcoming and versatile space for children or guests. The landing benefits from a second architect-designed storage area and gives access to the loft via fitted ladders. The loft is fully boarded with lighting, ideal for long-term, organised storage.

# Let's Take A Closer Look At The Area

The Headlands is a stunning, exclusive gated community which enjoys an elevated position on the Heysham coastline adjoining the centre of Heysham village. The area offers a lifestyle defined by calm, space, and breathtaking natural beauty. The Headlands, boasts uninterrupted panoramic views across Morecambe Bay, where the light and wide-open skies create a sense of serenity from the moment you arrive. Surrounded by protected National Trust land, the area feels wonderfully secluded, with quiet coastal paths, peaceful green spaces, and the ability to remove oneself from the chaos of modern life.

An impressive array of highly regarded primary and secondary schools lie close by, with public transport taken care of. The Bay Gateway provides exceptional access to the M6 motorway, with local bus routes providing excellent access in and around the City Centre of Lancaster, Morecambe and Heysham. With a range of local shops and eateries close by, don't be afraid to explore its breath-taking local surroundings.





## Let's Step Outside

To the front of the property a driveway for two vehicles can be found, in addition a slated area next to the double driveway provides ample space for another vehicle. The property boasts a double garage, with an electric controlled door, radiator which will keep you toasty while tinkering in your workshop/man cave or working in your bespoke office as the space is a great blank canvas for someone to put their stamp on.

There is also disabled access to the property and rear garden via a ramp which can be found to the exterior of the property on the left hand side. When entering the rear garden you're met with a space designed for both beauty and effortless living. Laid mainly to lawn and thoughtfully tiered,

the garden gently rises to a raised patio area, perfectly positioned to capture partial views across Morecambe Bay. On a clear day, you can even pick out the silhouette of Blackpool Tower on the horizon. The landscaping has been carefully curated, with a charming rockery and colourful planting borders. Whether you're enjoying morning coffee on the patio or admiring the garden from the comfort of the open-plan living area through the wide bi-fold doors, this outdoor space feels like an extension of the home.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number:LA952740. The Headlands is maintained by a Company and all residents pay annual fees for this privilege. Fee's TBC.

## Council Tax Band

This home is Band F under Lancaster City Council.

# Viewings

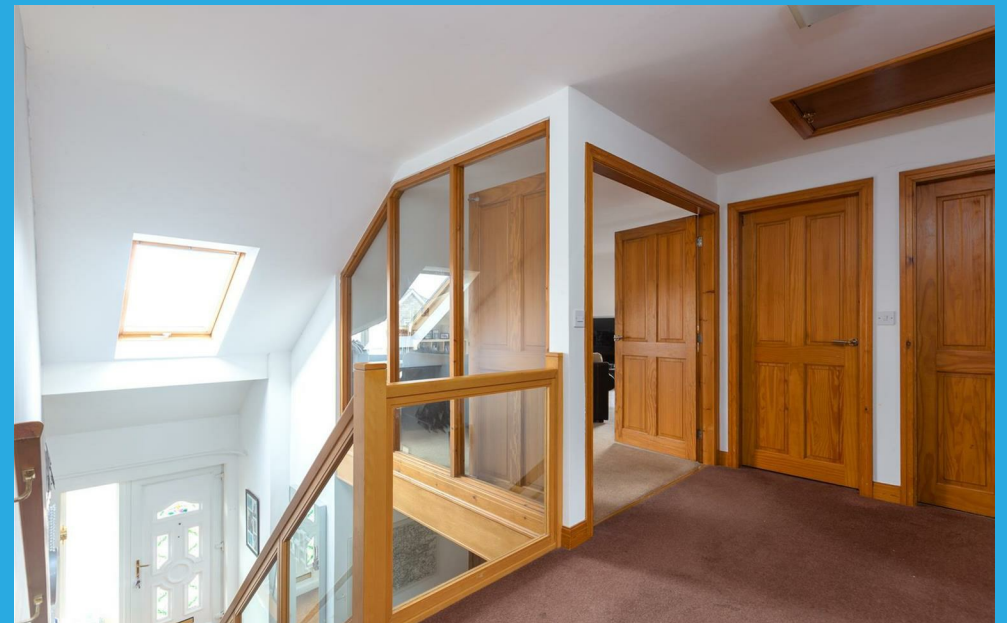
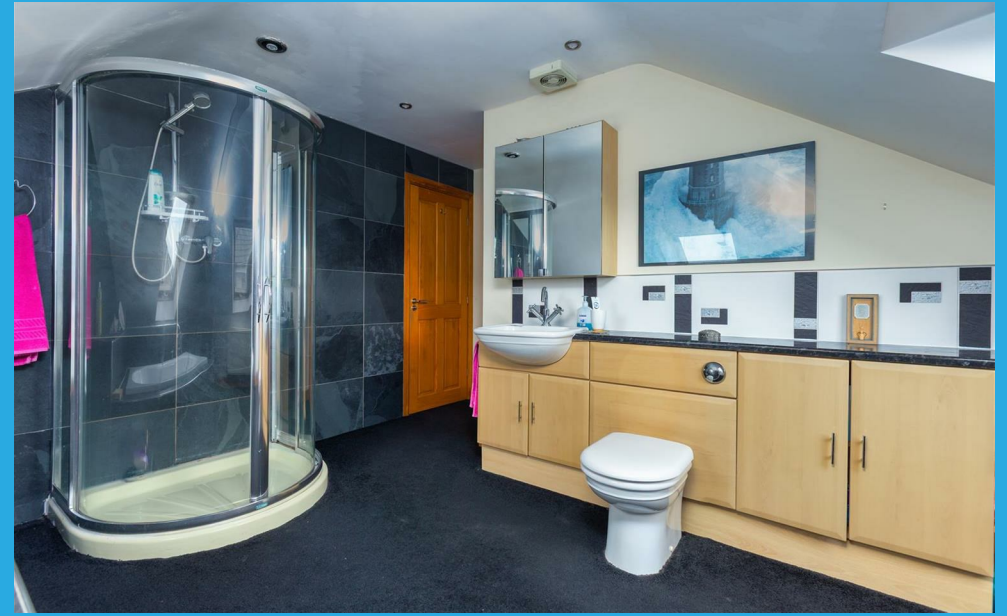
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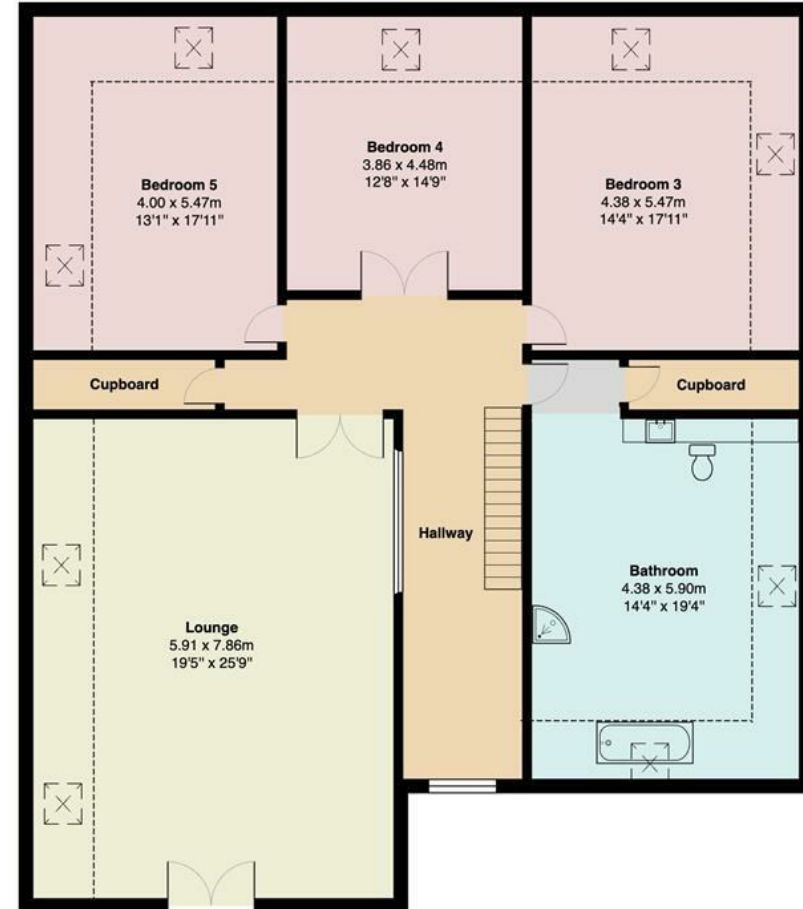
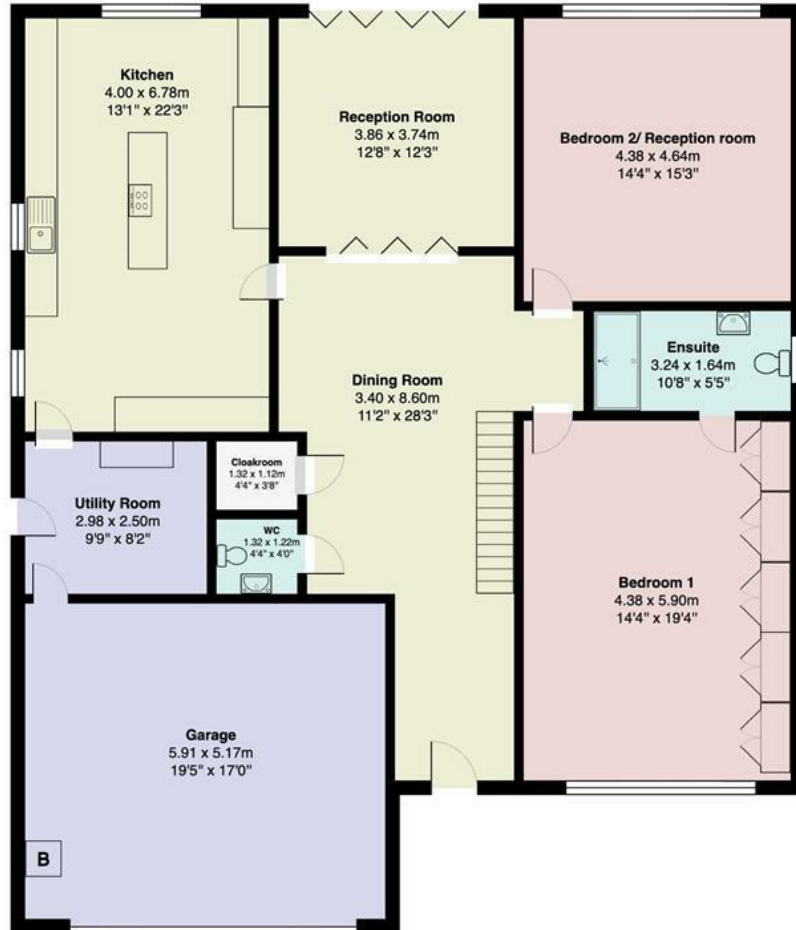
# Energy Performance Certificate

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







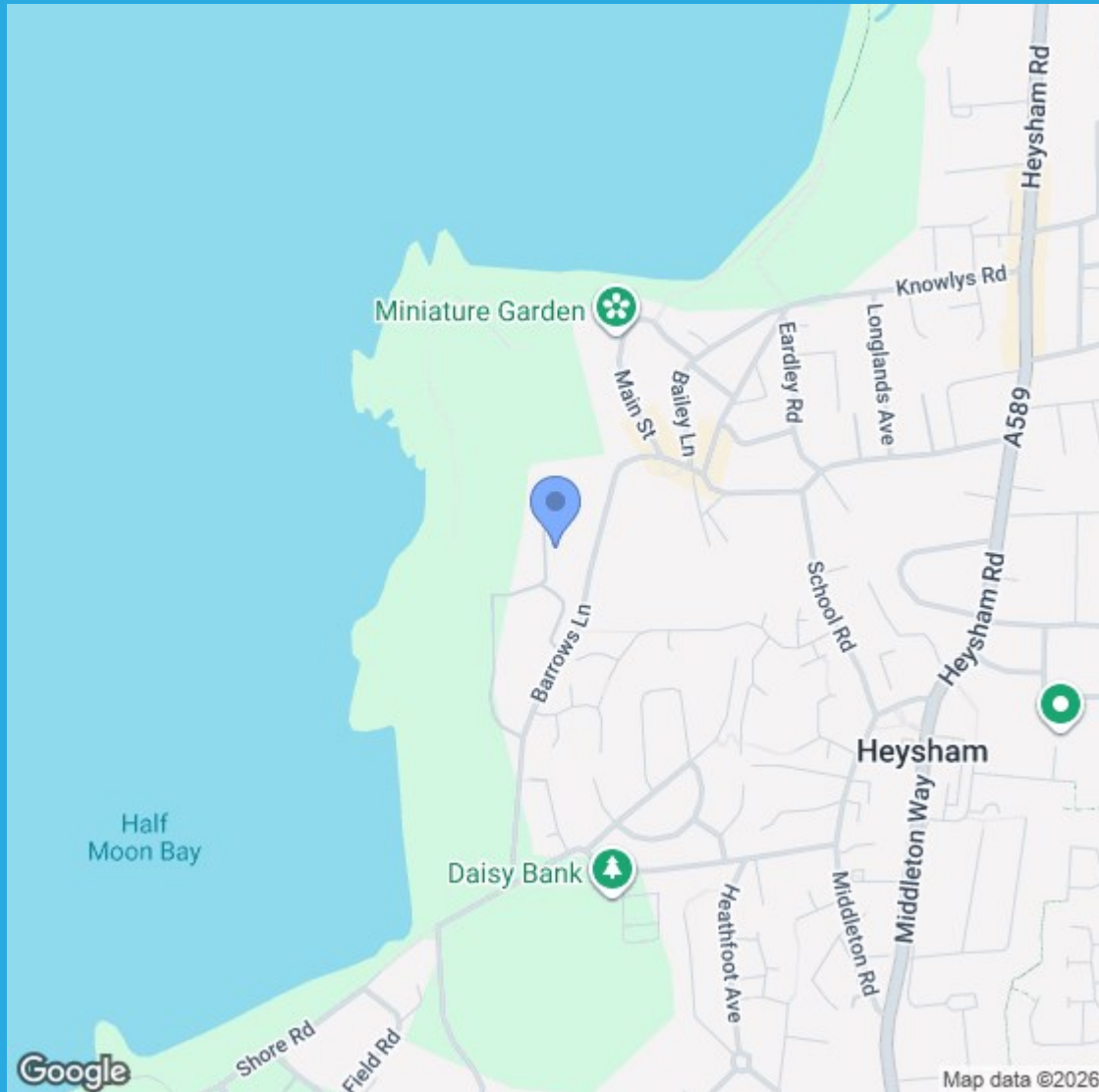


Total Area: 339.0 m<sup>2</sup> ... 3649 ft<sup>2</sup>



## Directions

Begin your journey to 15, The Headlands, Heysham by navigating to the Bay Gateway, located just off the M6 at Junction 33. Exit the main road, which will take you towards the A589 (Caton Road). Turn right onto the A589 and follow it towards the city center. Continue on the A589 until you reach the A588 (St Nicholas's Way). Turn right onto the A588 and follow it until it merges with the A589 (Penny Street). Continue north on the A589 until you reach the A6 (Lancaster Road). Turn right onto the A6. After a few miles, take the left turn onto the A589 (Torrisholme Road). Continue on the A589, which will become the A589 (Lancaster Road) as you drive towards Heysham. Turn right onto The Headlands and locate number 15 on the right hand side of the street.



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