



the
calico
group



Inside The Home

This truly unique property represents a rare opportunity to acquire a piece of local history. Formerly a long-standing family-run chiropractic practice, the building has been in the same family for over 100 years and remains a well-known landmark within the Morecambe community offering character, heritage, and exceptional potential. The ground floor historically served as the business premises, comprising a reception area, waiting rooms, and multiple consultation rooms, all thoughtfully divided to ensure privacy. To the rear, there is an additional reception room, previously utilised as a kitchen for the practice, which offers scope for reconfiguration depending on the buyer's vision. A basement level provides further useful storage space.

To the upper floors, the property transitions into living accommodation. The second floor currently hosts a kitchen and lounge area along with the family bathroom, where the present owners have resided, offering a functional but adaptable living space. The third floor comprises two well-proportioned double bedrooms. However, the layout offers excellent flexibility, with the potential to reconfigure the property into a spacious three-bedroom family home. Subject to the necessary works and permissions, the ground floor could be transformed into an expansive open-plan living area, incorporating a generous lounge and a newly fitted kitchen within the rear reception room. The second floor could accommodate a master bedroom alongside a family bathroom or additional kitchen space, while the third floor could provide two further bedrooms and a family bathroom.

Spanning three floors plus a basement, this is a substantial property brimming with opportunity. While it does require full renovation and modernisation throughout, it offers the chance to create a stunning and characterful home tailored to individual taste.

Ideally suited to investors, developers, or first-time buyers looking for a project, this property presents an exciting opportunity to transform a historic building into a beautiful and spacious family home in a convenient central location.

Let's Take A Closer Look At The Area

Situated within close proximity to the shores of Morecambe Bay and the historic Promenade, this stunning family home has a plethora of amenities on its doorstep. With an abundance of local and national shops including two large supermarkets and a range of highly regarded primary and secondary schools. As well as a range of excellent eateries such as the iconic Midland Hotel, views towards Grange over Sands and the Lakeland Fells can be enjoyed as well as a number of scenic walks. With access to the M6 Motorway via the Bay Gateway, and a local train station linking commuters to the West Coast Mainline, this superb home has excellent transport links providing access local and further a field.

Let's Step Outside

The property benefits from a rear yard accessed through the ground floor back reception room. The concreted yard is perfect for off street parking or an area to put your stamp on. There is a gate to secrete the rear from the lane.

Services

The property has a gas boiler and fire with electric storage heaters. The other services are mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band A 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.







Total Area: 151.8 m² ... 1634 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Possible |
|---------------------------------------------|--|-------------------------|----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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