





Inside The Home

Purchased by the current owners in 2001, this majestic semi detached home, has received a full renovation throughout leaving no stone unturned. With a large kitchen extension, the addition of a second floor, as well as multiple bathrooms and a truly incredible bar, office, storage space and outdoor dining space located in the garden, this imposing yet charming home, offers something for everyone.

Entered via a composite double glazed door, this leads into an entrance vestibule which proceeds into a light and bright Entrance Hall with a handy ground floor WC. This exquisite space is finished to the highest of standards with features including oak internal doors and balustrades as well as Amtico luxury herringbone flooring. Located at the front of the property a wonderfully spacious Living Room can be found, centred around a feature multi fuel stove. With a range of storage solutions located in the alcoves, a large UPVC double glazed window provides an open outlook whilst filling the room with ample natural light.

Proceeding along the Entrance Hall, a truly remarkable space awaits. When you hear the phrase, "A kitchen is the heart of a home", no truer word could describe this awe inspiring room. Comprising of three open areas, a kitchen, dining and a snug area can be found providing a monumental space to invite the whole family - and even their friends! Completed to exacting standards, the kitchen area is fitted with a solid Howdens kitchen, with granite worktops to complement. Fitted with a range of integrated appliances which include a Range Master free standing oven with an eight ring gas hob and a large extractor fan above. A dishwasher can also be found, as well as a wine cooling fridge and ample space for an American style fridge freezer. Providing a focal point for the room, a central Island with a handy breakfast bar can be found, with an orangery style glass roof with self cleaning glass, gives this impressive room ample natural light. Completing this opulent space, a wonderfully cozy Snug can be found centred around another multi fuel stove. This provides an easy solution for those with larger families seeking separate zones of the home for all to enjoy. A generous Utility Room can be found off the Kitchen with plumbing for a washing machine and space for a tumble driver, as well as providing access to the front of the property. A handy ground floor Shower Room can also be found providing functionality, whilst a workshop/hobby room/gym space, completes the ground floor. There's a wonderfully versatile area is ideal for those with

hobbies, with ample storage solutions.

To the first floor, three generous bedrooms can be found, with the two larger bedrooms double bedrooms fitted with a range of built-in Howdens wardrobes providing ample storage solutions.

Atrium of the first floor provides open incredible views the front across Morecambe Bay towards the Lakeland Fells, and open countryside to the rear. For those seeking a master Bathroom with spa like features, this lavish Bathroom is fitted with a three-piece suite with a large freestanding bath providing the perfect space to sit back and unwind after a busy day.

The second floor of this eminent home does not disappoint, with a master suite showcasing some of the most incredible views across Morecambe bay towards the Lakeland fells. Fitted with a range of built-in storage solutions, and two eaves storage areas, one housing a large water cylinder, helping aid consistent water pressure throughout the property meaning bathing can be done at ease. The master ensuite Shower Room again does not disappoint and completes the overall distinguished finish of this breathtaking home.

With ample space for any growing family, this sumptuous home retains a warm and cozy feel. Purchasers can buy with ease knowing that this property has been carefully crafted and extended to conform with all building and local planning provisions giving purchases peace of mind they are purchasing one of, if not the best semi-detached home in the area.

Let's Take A Closer Look At The Area

Situated in the coastal village of Bolton Le Sands hugging the shore of Morecambe Bay, this superb property offers buyers with a plethora of amenities, including local shops, public houses and eateries, as well as an excellent local primary school with complimentary secondary schools located close by. There is also an active village hall with groups and actives for the whole family as well as fantastic local walks which include the Lancaster Canal. Step straight out of the door and onto a main bus route, or nip on the motorway at either Carnforth or Slyne. The nearby market town of Carnforth gives a range of invaluable amenities including incredible rail links, with access to the West Coast mainline, three super markets, doctors and dentists to name a few.

Let's Step Outside

To the front of the property, a large driveway provides ample off-road parking for at least four vehicles. This space is due to

receive a new tarmac which will be completed prior to the completion of a sale. A laid to lawn garden can also be found with mature planted borders, perfect for those with green fingered interests.

To the rear of the property, tri-folding doors provide access onto a tiled patio area perfect for sitting out on a warm summers day and enjoying a morning coffee. Secure steps provide access to a raised lawn area carefully crafted to provide ample space for allowing little ones to run and play in a safe environment. This laid lawn garden space has been designed to provide low maintenance for those seeking a sizeable garden space. With a large planted border and wooden decking providing vast space for alfresco dining and socialising with friends and loved ones, an incredible wooden structure has been designed and carefully built sectioned into four zones. The first provides a handy outdoor storage facility perfect for gardening tools. The second provides the home with its very own bar facility. With lighting and heating as well UPVC double glazed French doors opening the room on to the rear garden. The next section provides this property with a handy work from home office space, perfect for at least two workers. A UPVC double glazed window provides an open outlook over the rear surrounding fields, with ample power points, lighting and heating finishing the room. Located at the end of this impressive structure, a covered canopy area can be found perfect for all year use. Entertain guests or simply sit out with loved ones and enjoy cozy nights watching the sunset in the distance.

Services

The property is fitted with a new gas central heating installed in 2022 and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN41598.

Council Tax

This home is Band D 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.







	Current	Potential
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		
EU Directive 2002/91/EC		

England & Wales

Tel: 01524 771888

Email: info@houseclub.co.uk
www.houseclub.co.uk

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