





Inside The Home

As you step through the grand entrance to this semi-detached villa, a welcoming Entrance Vestibule provides subtle nods to this beautifully spacious home's past. A wealth of period features greets you, with decorative coving to the ceiling and feature tiled flooring to name but a few. A generous Entrance Hall leads to a large Living Room, perfectly placed to showcase stunning sea views from the picture windows. A versatile reception room, currently used as a Utility / Games room sits centrally, providing flexible living and a handy WC to complement.

Located towards the rear of this spacious home, a generous Dining Room centres around a feature multi-fuel stove creating a cosy ambience. Completing the ground floor, a Shaker style Kitchen can be found, fitted with a range of wall and base units providing ample storage. The range of appliances includes a four ring gas hob with wok ring and an extractor hood above and a Smeg fan-assisted gas oven below, as well as space for a fridge freezer and integrated dishwasher. A top-of-the-range gas central heating boiler can also be found, as well as UPVC double glazed French doors providing access to the garden.

Stairs lead from the Entrance Hall to a large first floor landing where access to four of the double Bedrooms can be found. These versatile rooms provide ample space for additional reception rooms or work-spaces, with the current owners using the main front room as an additional sitting room, where exquisite views across Morecambe Bay can be enjoyed, as well as breathtaking sunsets. The family Bathroom is also located on this floor and features a period roll top, claw foot bath with over shower- a perfect retreat after a busy day.

To the second floor, a further two generous Bedrooms can be found, with a feature Jack and Jill Shower Room. From the top of this home, truly exquisite views across the historic Heysham village towards St. Peter's Church, as well as 180 degree, uninterrupted views towards the breathtaking Lake District National Park can be enjoyed from the comfort of your bed. With ornate detailing such as a two decorative stained glass windows, access to a generous loft space via a pull down ladder and built-in storage cupboards.

Starting in 2018 the vendors have carried out an extensive list of refurbishments. They replaced the rear roofs and all exterior window and doors in 2019, retaining only the original Victorian entrance door, installed a new boiler in 2019, and have replaced the roof of the bay window and the ground floor WC suite.

Let's Take A Closer Look At The Area

The historic seaside village of Heysham, and its vibrant community caters for all. Explore the coastal paths of Heysham village and the National Trust Heysham Head from your very own front door, with the historic Morecambe promenade a 5-minute drive away. You have the opportunity here to walk along the sea-front immediately from your own front door - a real joy. Impressive scenery surrounds this home. Library, Post Office, and a range of handy shops are just a short stroll away. With junior and secondary schools close by, this property is perfect for families looking for a spacious home. Situated in a highly accessible area with the M6 Bay Gateway a short drive away and bus stops within walking distance, this property really does cater for all. The village has an extensive Conservation Area which is about to be extended to include this glorious property.

Let's Step Outside

To the front of the property, a charming cottage garden can be found, with well stocked planted borders and off-road parking for one vehicle. To the side, a gated path leads to the rear of the home, where a well thought out and beautifully maintained garden can be found, with a feature wooden tiered patio, perfect for alfresco dining and sitting out on a warm summer's day. A timber shed and wood store provide useful storage, and secure stone walling beautifully frames this private area.

Services

The property is fitted with a top-of-the-range Worcester gas central heating boiler, installed in 2019 and still under guarantee, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN180125.

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.







Total Area: 300.4 m² ... 3233 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
			82

Your Award Winning Houseclub

