





Inside The Home

Situated within a peaceful rural setting close to Heysham, this charming cottage-style end-terrace home has been extensively renovated throughout, creating a beautiful balance between traditional character and modern living. The current owners have undertaken an array of improvements, including a full rewire, installation of a new boiler, redecoration, a stylish new kitchen and bathroom, as well as new flooring throughout. The result is a turnkey property that seamlessly combines cottage charm with contemporary finishes.

Upon entering the property, you are welcomed by a practical entrance porch before stepping into the impressive Lounge. Generously proportioned, this inviting space is ideal for both everyday family life and entertaining guests, with a stunning log burner creating a warm and attractive focal point. To the rear of the property lies a beautifully presented modern kitchen. Featuring a central island, integrated fridge freezer, integrated bins, double sink, and a Range Master double oven, this thoughtfully designed space offers both style and functionality. Beyond the kitchen is a useful conservatory, providing additional space, a sun room to enjoy the peaceful outdoor area and views beyond.

To the first floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary media wall, maximising space while creating a stylish finish. The second bedroom also features fitted wardrobes, while the third bedroom is enhanced by attractive wall panelling, adding further character to the home. The family bathroom has been finished to a high standard in modern neutral tones and comprises a three-piece suite alongside a separate shower enclosure, offering both practicality and luxury. A staircase leads to the loft room, which is not currently classified as a bedroom due to the absence of the relevant documentation. However, this versatile area would make an excellent home office, playroom, hobby room, or additional living space. The room also benefits from useful storage and eaves storage, with potential for further enhancement.

This exceptional home perfectly blends the charm and tranquillity of countryside cottage living with the comfort and

convenience of modern renovation, making it an ideal purchase for families, professionals, downsizers, or couples seeking a peaceful rural lifestyle.

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.

Let's Step Outside

Set in approximately 0.24 acres of well kept gardens, to the front of the property, a two vehicle driveway can be found, and a pathway leading to the side of the property. where you'll find a secure gate which leads to the rear garden and outbuildings.

Located behind the four outbuildings, which have an electricity supply, a paved area has been created with wooden planted borders providing the perfect place for those with green fingered interests. Beyond the paved area there is a large laid to lawn garden, secured by bushes and trees with a wooden swing perfect for the kids to play in the sunshine. The garden is private and is not overlooked with beautiful views of the fields and beyond.

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: LA852398

Council Tax Band

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.







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			

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