



5 Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

A well-proportioned five bedroom detached bungalow in Bolton-le-Sands. Set on a large landscaped plot with gardens, driveway and a detached double garage, there's no shortage of space, inside or out, to grow into and make your own. The property is conveniently located within walking distance of the shops, eateries and amenities of Bolton-le-Sands, with transport links to surrounding villages, Lancaster city centre and the M6 motorway, making it the perfect base for busy family life and commuting. The area boasts stunning natural landscapes, with coast and country both within easy reach so you'll never be stuck for places to go and things to see.

The property boasts large living areas on the ground floor with an expansive kitchen diner, two comfortable reception rooms and a well-proportioned conservatory offering space to entertain friends and family. Two double bedrooms sit on the ground floor beside the modern family bathroom with a fifth bedroom or home office offering a versatile space to tailor to your needs. The snug room off the kitchen was previously a bedroom and could easily be reverted back by reinstating the doorway through to the hall if extra sleeping space is required. Upstairs two large double bedrooms are serviced by the practical shower room, with a large landing seating area and an abundance of eaves storage.

Settled on a substantial plot with a large lawned garden and driveway to fit up to six cars, its the perfect house to gather family and friends, with a detached double garage offering space for additional vehicles, a home workshop or gym depending on your needs.

This well-presented, spacious property offers the ideal setting for you and your family to grow into, so don't miss out on making this excellent house your new home. Contact us today to book a viewing!



Ground Floor

Porch

5'4" x 4'6" (1.65 x 1.38)

An entrance porch at the front of the property offers a practical space for outdoor clothing and shoes, keeping the home clean and clutter-free. With dual aspect sage framed double glazed windows and a sage green front door, in keeping with the rest of the exterior, its a bright welcoming space to enter the home.

Hallway

20'1" x 5'1" (6.13 x 1.56)

A carpeted hallway, with an internal wooden door from the porch, connects the main living spaces with the downstairs bedrooms and bathroom. Two internal windows from the porch provide natural light with a central ceiling light for evening use. A double panel radiator sits against the wall beside the entrance adding to the warm and inviting space.

Reception 1

14'0" x 11'10" (4.27 x 3.61)

A well-proportioned reception room sits off the hallway at the side of the property, with a multi-fuel burner on a black slate hearth forming the focal point of the room. There is ample space on the grey carpeted floor for multiple seating options and display units, with alcoves either side of the chimney breast adding additional space for furniture. Two double glazed windows on the side aspect provide daylight, with a glass-paned door through to the conservatory providing additional light from the rear aspect and allowing the space to be opened up. A double panel radiator, central ceiling light and plug sockets complete the welcoming reception room. A great space for hosting friends and family, or simply relaxing in the evenings, you can configure the room to fit your lifestyle.

Kitchen Diner

21'9" x 10'11" (6.65 x 3.35)

A substantial kitchen diner sits at the centre of the home, with terracotta ceramic floor tiling and a neutral colour scheme giving it a warm look and feel. There is ample space for a large family dining table at the centre of the room with space for units on the surrounding walls, perfect for family meals and hosting dinner parties. The open kitchen area sits at the rear of the house, benefitting from two double glazed windows, one external and taking in views of the gardens and one internally through to the conservatory. Appliances include a four ring gas Neff hob, an integrated Beko oven, integrated dishwasher plus space for a large freestanding fridge freezer. A sink and drainer sits beneath the window, benefitting from the abundance of natural light, with a counter top and cabinetry on three walls offering plenty of space for storage and preparation. Additional storage space is provided by a deep pantry cupboard beside the double panel radiator in the dining area, with lighting and shelving, great for household gadgets and dry food storage.

Utility Room

5'2" x 5'2" (1.6 x 1.6)

A practical utility room sits off the kitchen at the rear of the house with a double glazed window and glass-paned exterior door out to the rear garden. With ceramic terracotta floor tiles and a fitted counter top with appliance space below, it's a valuable addition to the home, keeping noise and mess to a minimum in the main living areas.

WC

5'0" x 2'4" (1.54 x 0.73)

A WC sits off the utility room at the rear of the house, with a frosted double glazed window on the side aspect and white subway tiling up half of the walls, maximising light in the room. A combined low flush toilet and built in sink sits above the vinyl floor, making this a practical space that is ideal for visitors and small children.

Snug

11'8" x 9'10" (3.58 x 3.02)

A modern, recently replastered snug room sits off the kitchen diner through a glass-paned wooden internal door. A versatile space that you can tailor to your needs, it features a grey carpeted floor, painted feature wall and a large double glazed window on the side aspect, giving it a comfortable contemporary feel. Perfect as a snug, there is ample room for a corner sofa, entertainment unit and wall-mounted TV. The room was previously a bedroom and the option is there to reinstate the doorway to the hallway and create an additional ground floor sleeping space as per the original layout.

Conservatory

12'7" x 11'1" (3.86 x 3.40)

A substantial conservatory sits off the reception room at the back of the house, extending the useable space when hosting friends and family. Tri-aspect double glazed windows, a double glazed glass roof and two sets of glass-paned doors means this space is filled with light throughout the day. Low level exposed stone walls tie the room in with the garden beyond, with sockets giving you flexibility in its usage and configuration depending on your requirements. The room is currently utilised as a home gym but would make an equally attractive reception room, dining space or office, where you can take in views across the landscaped gardens.

Bathroom

7'10" x 6'9" (2.41 x 2.06)

A modern three piece bathroom was fitted in 2021 and services the downstairs of the house. A sleek grey laminate wood floor combines with the boarded shower enclosure and white painted walls to give a clean, contemporary feel. The suite includes a P-shaped bath with ceiling mounted waterfall shower and integrated wall controls, a low flush toilet, sink with storage below and two slimline heated towel rails against the walls either side. A frosted double glazed window on the side aspect provides natural light, with a central ceiling light for evening use.

Bedroom 3

12'0" x 10'2" (3.68 x 3.10)

A good sized, carpeted double bedroom at the front of the property features a large double glazed window looking out to the front garden providing natural light. Neutral decor, with a statement colour wall and grey carpet ties it into the rest of the home. With space for a king size bed, bedside tables and seating, and a double panel radiator against the wall, it's a comfortable sleeping space to relax and unwind in the evenings.

Bedroom 4

11'10" x 9'10" (3.63 x 3.00)

A double bedroom sits at the front of the house, with a large double glazed window taking in the green views of the garden and beyond. Featuring a grey carpeted floor, double panel radiator and central ceiling light, it's a warm, comfortable space. Currently utilised as a dressing room, with large fitted wardrobes on three walls and a built in dressing table, it's a versatile room that you can design to meet your needs.

Home Office / Bedroom 5

8'11" x 8'2" (2.74 x 2.51)

A home office at the front of the house could be used for an additional bedroom, nursery or hobby room. Boasting dual aspect double glazed windows and neutral decor, it's a bright, useable space throughout the day, with a double panel radiator and central ceiling light making it just as inviting in the evenings. The fresh contemporary feel is in keeping with the rest of the home, and there is ample space for a desk and storage units, giving you flexibility in its configuration and use.

First Floor

Landing

The first floor landing flows through into an open seating area between the bedroom and bathroom, with a grey carpeted floor giving a sense of cohesion. Spotlighting and an attic access hatch sit in the ceiling above.

Seating Area

12'11" x 12'11" (3.96 x 3.96)

A large open seating area sits off the landing on the first floor, with a grey carpeted floor to match the rest of the house. A multi-functional space, whether for additional seating space, a dressing room, games room or work area, you can design it to fit your lifestyle. Two skylights sit in the sloped ceiling and provide natural light with central spotlights for evening use and a double panel radiator for warmth, it's a great space for work, leisure or play. A low level doorway leads through to eaves storage space, perfect for larger items and long term storage.

Shower Room

12'9" x 4'0" (3.89 x 1.24)

A bright shower room sits off the top floor landing, accessed by a sliding wooden internal door, benefits from a large Velux skylight on the side aspect that fills the room with daylight. Featuring a shower enclosure, floating sink unit, low flush toilet and a urinal, it's perfect for busy families. Two heated towel rails offer space for towels, mounted to the striking blue painted walls, with practical vinyl checker plate style flooring. A large walk in storage room at the side of the room with built in shelving and access to additional eaves storage providing the perfect place for linen, toiletries and cleaning supplies to keep the clean, minimal feel of the main shower room.

Bedroom 1

14'2" x 13'3" (4.32 x 4.04)

A large double bedroom sits off the first floor seating area, offering a spacious and comfortable room to unwind. A blue carpeted floor matches the blue painted walls, with an exposed brick wallpapered feature wall at the end of the room. A wide double glazed dormer window on the front aspect takes in views of the field opposite and fills the bedroom with natural light. There is ample room for a double bed, wardrobes, desk and storage units, with additional storage on inset shelves beneath the window. A double panel radiator sits beside the door with a central ceiling light and bedside spotlight making it a warm and bright sleeping space.

Bedroom 2

12'11" x 11'10" (3.94 x 3.63)

A well-proportioned double bedroom on the first floor benefits from a double glazed window on the front aspect overlooking the front garden to the field beyond. A double panel radiator sits below, with a plush blue carpeted floor making it a comfortable bedroom for rest and relaxation. There is ample space for a double bed, wardrobe and desk, with inset shelving offering additional space for storage and display. For the

evenings, the room boasts a central ceiling light and a spotlight above the bed with a spearate switch, ideal for reading. A low level doorway leads through to the eaves storage space, so you can hide away clutter and mess with ease.

External

Garage

20'6" x 18'6" (6.25 x 5.64)

A detached double garage sits off the expansive driveway, with an up and over door from the front. Whether storing vehicles, setting up a home workshop or converting into an extension of the living space, it's a great sized external space with power and lighting installed.

Rear Garden

A large wraparound lawned garden offers an abundance of space to host family and friends and enjoy the warmer weather. Featuring a raised pond, plant beds and multiple patio seating areas, it's the perfect spot to soak up the sun. The garden has a sense of privacy, thanks to a high stone wall to the rear and mature hedges separating you from the neighbour, so you can enjoy your green oasis without being overlooked. Established apple trees hint at the garden's previous use as an orchard, with the space now being landscaped to create a large outdoor area including a built in BBQ stand, stone steps and lawns. An outhouse has been utilised as a boot room, perfect for long days out exploring the local landscapes, and also houses the 4 year old Baxi boiler for the property. A stone built shed with power supply offers storage space for garden equipment and toys.

Exterior

The front of the house boasts excellent kerb appeal, with sage green UPVC windows and doors complementing the well-maintained lawn, planting beds and hedges. A six car driveway flows up the side of the property to the detached garage at the rear, ideal for busy families and those that own campervans and caravans. To the front of the house, a raised paved patio seating area is accessed by stone flagged steps and leds to the entrance porch. A stone wall and established hedge separates the house from the neighbouring properties, giving you a sense of privacy, with double gates to the road at the front, and secure side gates, good for those with children and pets.

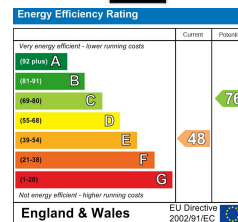
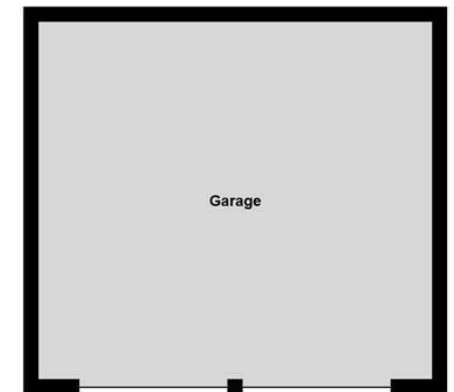
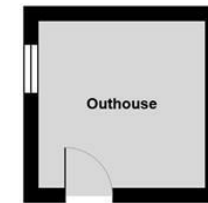
Additional Information

Sold with no onward chain. Freehold. Council tax Band E.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase







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