









### Inside The Home

This exciting maisonette apartment occupies both the first and second floor of this historic home. Built in 1745, this Grade II listed property is entered by its own private stairwell located to the rear of the building. Entered via a wooden glazed door, this leads into a generous Kitchen Diner, with a range of wall and base units providing ample storage solutions. Fitted appliances include a four ring gas hob, with an extractor above and separate oven, and has plumbing for a washing machine and space for a fridge freezer. Overlooking Morecambe Bay, washing up is simply not a chore when you have incredible views like these. With ample space for generous Dining Table, this is perfect for a busy family, or social gatherings. An inner hall provides access to a large four piece bathroom suite, complete with his and hers sinks. Three spacious bedrooms can also be found, with two being doubles and a third a respectable single. With sash windows providing a beautiful outlook across the village including the picturesque church spire and the surrounding historic cottages.

To the second floor, a simply superb open plan Living Dining area can be found spanning the entire width of the property. With exposed stone work, wooden beams and some of the best rooftop views across Morecambe Bay towards the Lake District National Park, this incredible home offers something for everyone. An ideal lock up and leave, investment home or a spacious family home - the choice is yours!

### Let's Take A Closer Look At The Area

Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away, this beautiful village sits on the western coastline of Britain and is surrounded by stunning walks along the sands and across the local countryside. Within the centre there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has an array of excellent shops, super markets, doctors and dentists.

### Let's Step Outside

To the rear of the property, a shared low maintenance courtyard can be found, providing the owner of this home a wonderfully private area to enjoy on a warm summers day. The ideal place for rest and relaxation, this area also provides an off road car parking space, meaning Parking is never issue.

### Services

The property is fitted with a gas central heating system, and has mains electric, mains water and mains drainage.

### Tenure

The property is Leasehold - held on a balance of 999 years from the 16th June 1980. Joint maintenance of the building or communal areas are split equally between the two properties, with no formal service charge or ground rent.

### Council Tax

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.











Total Area: 146.8 m<sup>2</sup> ... 1580 ft<sup>2</sup>

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

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