



Bracken

12 Ancliffe Lane | Bolton Le Sands | LA5 8DS

MATTHEWS
BENJAMIN



BRACKEN

12 ANCLIFFE LANE

Position, position, position! Bracken enjoys a lovely sunny aspect sitting in delightfully established, private and well-kept gardens and has unspoiled views that stretch due south over its own field and eastwards across surrounding fields. Detached, the house was built in 1961 for the present family and has been a much loved home for over sixty years. Wonderful combination of house, gardens and land, in all, approximately 2.76 acres.

Whilst Bracken bears many architectural hallmarks of its 1960s heritage and has been updated over the years, it is now ready for a new lease of life. This may involve a simple refurbishment, a more extensive remodelling and possibly extension or given the fabulous plot and position, something more extensive altogether. All plans would of course be subject to the necessary planning permissions.

Bracken is a bright house with many picture windows allowing the light to flood in and the views of the garden and surrounding countryside to transform the interior. Several of the rooms have doors to the garden providing a great connection between inside and out. The present living accommodation is approached via a covered porch into a staircase hall off which is a cloakroom and coat cupboard. The breakfast kitchen has fitted units, freestanding appliances (electric oven, fridge freezer and a dishwasher) and a separate pantry. There's a dining room with a striking corner window and a sitting room with a wood burning stove and door out to the seating terrace which is partially covered with a honeysuckle clad pergola. A spacious inner hall leads to the garden room/office (with another corner window and door to the garden), utility room which offers good storage space, plumbing for a free-standing washing machine and room for a condenser drier. There is access into the attached garage which is double length and so provides potential for a workshop, hobbies or storage area to the rear.

Taking the open riser staircase to the first floor there's a prominent wide picture window which offers an interesting aspect in a northerly direction down Ancliffe Lane. All three bedrooms are doubles and have super views; the principal bedroom has a dual aspect and the second bedroom benefits from a sliding door out to a balcony. The bedrooms all share a shower room with a three piece suite, there's additional storage cupboards on the landing and the useful loft (accessed from a pull down ladder) has good head height, partial boarding and both power and light.



Quite possibly **the** unique selling points of Bracken are the fabulous gardens and grounds. Offering privacy and seclusion in the gardens and immense amenity value in the adjoining field, this is a wonderful opportunity.

Upon arrival, the entrance is gated making it safe and enclosed for children and dogs. The tarmac driveway opens to a generous parking and turning area in front of the house and garage – there's plenty of room for family and friends.

The gardens are an absolute delight. Very well stocked and carefully tended and maintained over the decades by passionate gardeners offering seasonal structure and colour throughout the year starting with a variety of springtime bulbs and proceeding into colourful cottage style traditional herbaceous beds and flowering shrubs. Apple trees and compost area are thoughtfully tucked away out of sight behind a hedge. Still accessible, just not in view from the house.

A wonderfully private Lakeland slate seating terrace is edged with established and fragrant honeysuckle. Perfect for sitting and enjoying the view out across the garden or a spot of al fresco dining, the sun-drenched terrace runs along the southern elevation of the house and has an inset pond.

The field offers great options – for equestrian use, hobby farming or if you are simply interested to have space for energetic dogs and children to let off steam, it's a great asset. The field is well drained and benefits from both vehicular and pedestrian access via a right of way over the adjacent drive. There is also a gate in from the garden making it easy and accessible to check on grazing stock. A useful detached stable block (wooden with a felted roof) provides two loose boxes fronted by a concrete turn out area.







LOCATION

Situated in the popular village of Bolton-le-Sands, Bracken has a great location close to local amenities.

There are primary schools in the village itself as well as in nearby Slyne with Hest, Over Kellet and Nether Kellet. There is a choice of secondary schools, the nearest in Carnforth and several in Lancaster including the Royal Grammar Schools. In terms of local shops, the village offers a post office, Co-op and a choice of places to eat within walking distance including The Royal Hotel and The Blue Anchor.

The town of Carnforth (2.6 miles) has a station on the Barrow to Leeds branch line with connections to Lancaster. It has a busy high street of independent shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. For a wider selection of amenities, the city of Lancaster has much to offer in terms of retail, social and commercial opportunities. Much of the town centre is pedestrianised making for a pleasurable shopping experience and there is a vast choice of restaurants, cafes and bars. There is also a vibrant arts scene with two theatres, two cinemas and a calendar of cultural events throughout the year. There are some great walks right from the door with both Lancaster Canal and the sea front offering wonderful routes for walking, running and cycling. If you are drawn to higher peaks, then the fells and hills of the Lake District and Yorkshire Dales National Parks are perfect for day trips as is the coastal AONB at Arnside and Silverdale.





DIRECTIONS

www.what3words.com artichoke.mountain.crouch
Use the postcode **LA5 8DS** on Sat Nav with reference to the directions below:

The A5105 dissects the village, approaching in a northerly direction, pass the Fire Station on the left and turn right onto St Michael's Lane. Arriving at the T junction opposite the church, turn right and then immediately left and then first right as signed "*The Nook leading to Ancliffe Lane*". Follow the lane as it winds between the houses and then continue as it becomes Ancliffe Lane. Bracken is the last house on the right, there is a joint splayed entrance with Bracken's wooden gate set between large stone gate stoops and having a name plate on the gate.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Valliant boiler in the loft.

BROADBAND

Superfast speed available from Openreach of 45 Mbps download and for uploading 8 Mbps.

MOBILE

Indoor: EE, Three, O2 and Vodafone for both Voice and Data

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

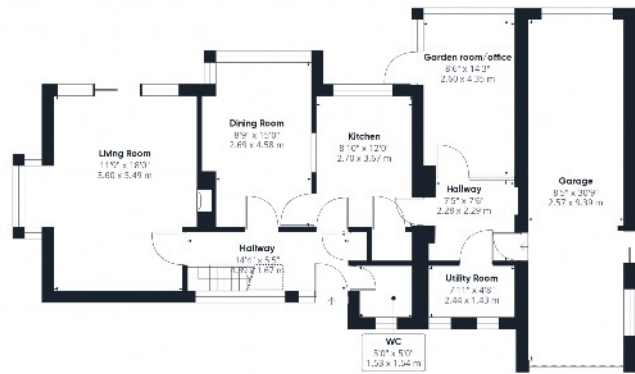
Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen/utility appliances as listed.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band F

GUIDE PRICE

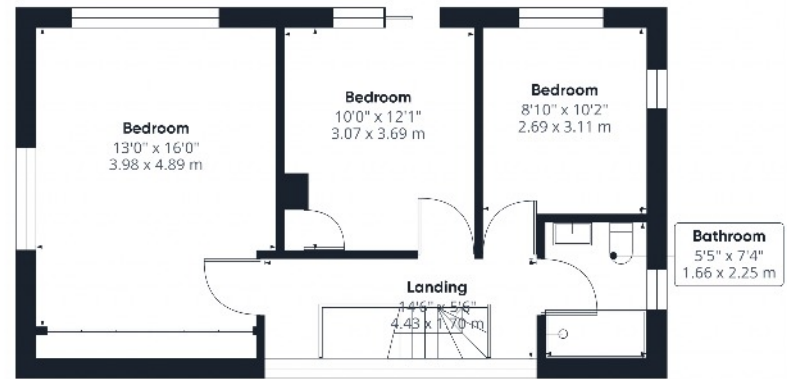
£600,000



Floor 0



Floor 1



Floor 1



Approximate total area*
1011.00 sq ft
93.25 m²

* Excludes car parks and terraces

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0146262600

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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