



20 Rushley Mount
Hest Bank | LA2 6DU

MATTHEWS
BENJAMIN



20 RUSHLEY MOUNT

HEST BANK

What an absolute cracker! Front elevations can often be deceiving and that is certainly the case here – arriving at No.20 and the extensive loft conversion (which vastly increases the space on offer) is not apparent, neither is the large and fabulous private, landscaped and sunny back garden. Moreover, the overall presentation is to be admired – fixtures and fittings have been stylishly upgraded to breathe refreshing new life into this 1967 property, a tasteful and calming palette of neutral colours has been chosen throughout and all has been well maintained and neatly kept. Rooms are generously proportioned and lovely and light – it's a super sunny setting. Ready to move into and start enjoying, it would suit a family or a couple, whether professional or retired looking to enjoy the space, have family and friends over or work from home.

The present owners purchased No.20 as a two-bedroom bungalow in 2014 and straight away embarked on an ambitious renovation which saw them transform the attic space with the construction of a substantial dormer to create a fabulous principal bedroom suite. They also updated throughout, such work included uPVC windows and two sets of French doors, a composite front door, contemporary shower and bathroom fittings, kitchen fittings, block paved driveway and parking area, replaced some the radiators with attractive traditional styled ones, new flooring (laminare throughout the ground floor living areas, vinyl in the shower and bathrooms and finally carpet on the stairs, landing, principal bedroom and dressing room), a painted fire surround and electric fire in the sitting room, external CCTV and redecoration throughout. The result is an exceptionally comfortable and stylish house that is a turn key purchase for future buyers.

Cross the threshold into the entrance hall, the sitting room is dual aspect and a smart and welcoming room. Also with a dual aspect, the sociable dining kitchen has extensive cabinets, an island unit extending into a dining bar, LED skirting lighting, a useful hose tap on the sink and French doors out to the garden. The second bedroom is at the back and has a second set of French doors to the garden. The third double bedroom is on the front elevation and is currently used as a TV snug. The shower room is stylishly fitted with a large shower, wash basin, loo and chrome heated towel rail. Sumptuous under foot, a deep pile carpet has been laid on the enclosed staircase and continues to the landing and into the principal bedroom. This room is really something, space wise it is exceptionally generous and could easily have been split to create two double bedrooms, but the decision was made to have one large, generous space – it's an absolute treat. There are built in wardrobes and the TV is inset and included in the sale. The dressing room also has a wall of wardrobes, both sets have sliding mirror doors. The ensuite bathroom will bring a touch of luxury to your day, lovely and light there is a double ended bath, modern vanity unit and loo.





There's an excellent provision of storage, a cloaks cupboard in the hall, an under stairs cupboard in the kitchen and off the landing is a large walk in storeroom which doubles as a home office.

Turning to the outside areas, the front garden is neat and smart, a lawn and block paved parking area which extends into a drive running down the side of the property to the single detached garage. This has an electric up and over door, power, light and water as well as plumbing for a washing machine. Behind this, a gated area conceals the wheelie bins.

The true hidden gem is the back garden, completely tucked away out of sight, it is large, private, attractively landscaped, well stocked and very well maintained. A large area is flagged with Indian sandstone, a gently curved edge fronts a rising rockery which includes a couple of ponds. A path runs around the back of the rockery leading to a wonderful raised seating terrace, from here you can see over the garden and roof tops to Morecambe Bay – this is the spot for a glass of something chilled as you admire the sunsets. A pergola and deck offers a choice of seating areas and a gate leads onto the canal towpath. There is a shed and greenhouse and around the garden are outside lights and two water butts. It's an absolutely delightful garden.



LOCATION

No. 20 has both a great location and an enviable setting. Situated in the village of Hest Bank, Rushley Mount is a popular choice as it offers the advantages of a quiet neighbourhood with local village amenities backed up by all that the city of Lancaster has to offer, access to some great open countryside and convenient links to the wider road and rail network.

Hest Bank has an active local community and a much sought after primary school in addition to a variety of sports clubs including tennis, football and bowling. Whether you like to walk, run or cycle, there are pleasant routes straight from the door, including a handy gate from the garden directly onto the canal's towpath so it's perfect if you have a dog or simply like to get out and about yourself. It also means you can take a shortcut to the Hest Bank Inn with its lovely beer garden or walk a little further to Slyne Lodge.

Village amenities include a post office, cafes, pubs, a general store, hairdresser, pharmacy, dentist and beauty salon. Between them, the church with new hall and community village hall host a variety of clubs and interest groups. Carnforth (3.8 miles) provides a wider range of facilities including four supermarkets and a train station with services to the West Coast mainline station at Lancaster. Lancaster (4 miles) has a wide range of services and Hest Bank is within catchment area for Lancaster Grammar Schools and the Ripley St Thomas CoE Academy. Motorway access is handy with J34 being 3.4 miles distant and J35, if travelling north, 5.6 miles away.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.







DIRECTIONS

what3words revived.unique.clearcut

Use the postcode **LA2 6DU** on Sat Nav with reference to the directions below:

Travel south along the Coastal Road (the A5105) heading towards Morecambe. After passing the railway crossing (on your right) and the collection of shops, turn left onto The Crescent and then immediately right onto Lonsdale Road. Continue as this becomes Rushley Mount. Turn first left onto the small cul-de-sac where No.20 is to be found on the left.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Viessmann boiler in the kitchen. External CCTV accessible via a mobile App.

BROADBAND

Ultrafast speeds potentially available from Openreach or Virgin Media of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE, Three, Vodaphone and O2 for both Voice and Data all classed as 'limited', except for Vodaphone which reports no Data service available.

Outdoor: EE, Three, O2 and Vodaphone all classed as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtain poles and the wall mounted TV in the principal bedroom are all included. Curtains are included apart from the curtains and light fittings in sitting room. Blinds are included except for the Roman blinds in the principal bedroom. Light fittings are included excluding those on the landing and in bedroom 2. The sale includes integral kitchen appliances as follows: five ring gas hob, microwave, fan oven, regular oven/combination grill (all NEFF), Sharp larder fridge, Kenwood freezer and extractor hood. The freestanding washer and drier are specifically excluded.

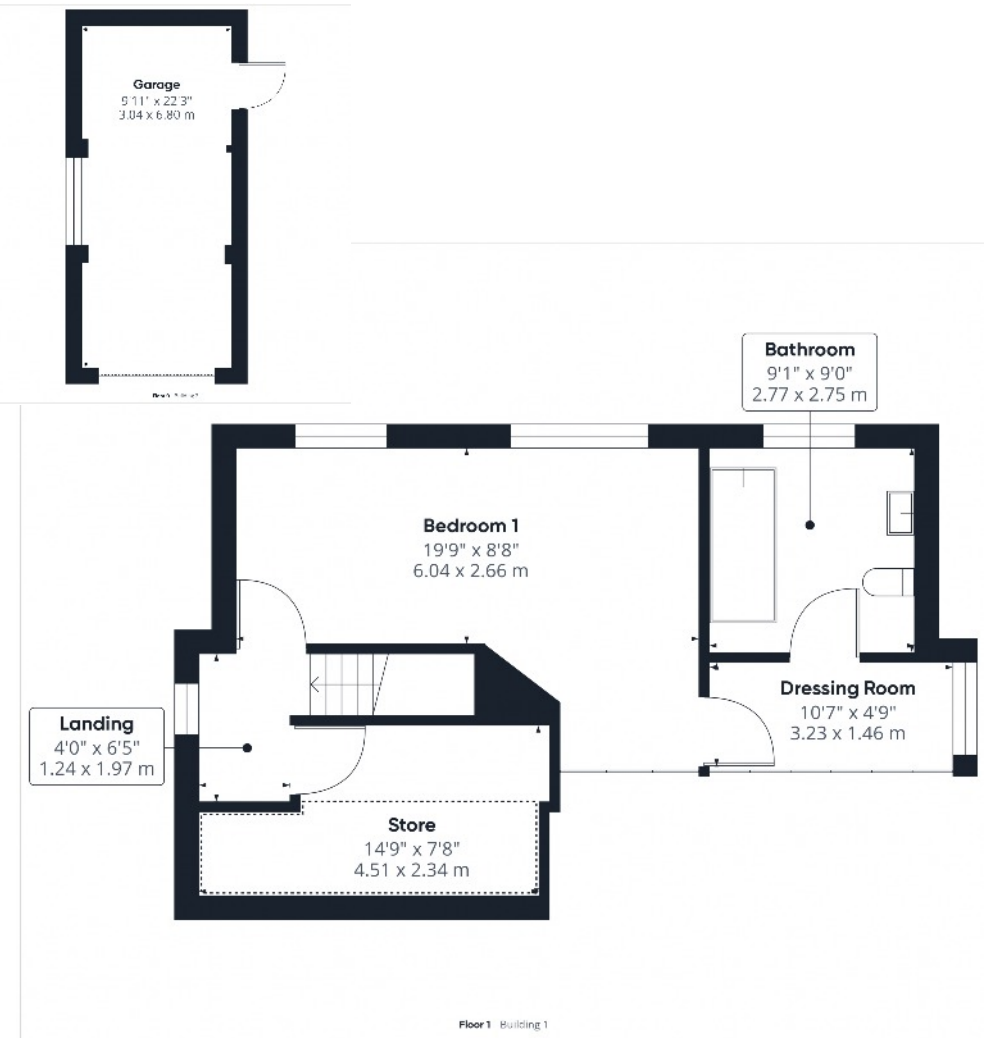
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

GUIDE PRICE

£550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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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