



The Beeches

Elmslack Lane | Silverdale | LA5 0RX

MATTHEWS
BENJAMIN



THE BEECHES

SILVERDALE

Nestled on a quiet lane in the heart of the popular seaside village of Silverdale, this detached house is bright and spacious and enjoys wonderful views of the village with Morecambe Bay in the distance. You immediately feel at home once you enter the property and with five good sized bedrooms there is something on offer for all members of the family. The welcoming porch has a marble floor and glass door leading into the impressive hallway with cloakroom and understairs store cupboard, the galleried staircase makes a great first impression. The sitting room and dining room have been opened to create a fabulous entertaining space with a solid hardwood parquet floor, the freestanding Jotul log burner makes a super focal point and once the conservatory doors are open it just extends the space again. The kitchen is well fitted with a range of wall and base units with a SMEG range and Elica Star extractor, the granite work surfaces and limestone floor finish off the room perfectly. In the utility area you will find additional storage space and room for your washing machine. The beautiful sunroom (or family room) just off the kitchen, is spacious with picture windows to three sides, a solid hardwood parquet floor, beamed ceiling and a Jotul log burner set within an exposed brick chimney, the perfect space to relax with the family and friends whilst enjoying the surrounding garden views.

Four of the five bedrooms are doubles. The principal bedroom has a walk-in dressing area with fitted furniture and a four-piece ensuite shower room. The well-appointed house bathroom has a five-piece suite with sunken bath, walk-in shower, loo, bidet, wash basin and heated towel rail.

The gardens are established and well maintained throughout, the rear garden has an L-shaped lawn with planted borders and paths leading to the front gardens where there is a secret, tucked away seating area, perfect to enjoy the views of the village and Morecambe Bay. The raised natural stone terrace enjoys the evening sun, the ideal place for a hot tub and to watch the glorious sunsets.

The double garage has an electric up and over door, stainless steel shelving, hot and cold-water taps, power and light. There's a lean-to storage area to the side of the property and rear wood store. Externally the property has lights (some with motion sensors) and power to the terrace enabling you to enjoy evenings in the garden.





Location

Situated within the Arnside and Silverdale Area of Outstanding Natural Beauty, Silverdale is a charming village offering sheltered walks over limestone pavements, cliff top paths and natural woodland, leading to panoramic views across Morecambe Bay to the Lakeland Fells. The area is renowned for its flora and fauna, historic buildings, and interesting geological features. The Beeches is located on a quiet lane in the heart of Silverdale. There are plenty of footpaths and walks right from the door; head down to the shore, up the lane to the village, into sheltered woodlands or to one of many nature reserves; RSPB Leighton Moss, Eaves Wood (National Trust land which includes the Queen Victoria Jubilee Memorial known as The Pepperpot, visible from far and wide), Gait Barrows (National Nature Reserve) and Trowbarrow Quarry (a Local Nature Reserve and SSSI). Also within the village is Jack Scout, a delightful pasture leading to a rocky headland looking out to sea and with views of the Lakeland fells and Heald Brow. The Lancashire Coastal Way footpath leads from Silverdale to Freckleton, and the Cumbria Coastal Way leads to Gretna. If you prefer to explore on two wheels, there is a multitude of cycle routes locally.

Silverdale residents benefit from a range of local amenities including a hotel and pub, a small supermarket, post office, independent butchers, antique shop, Indian restaurant, a couple of cafes, nursery and primary schools and a church. There is also a golf club which has wonderful views of Morecambe Bay, the Lakeland and Howgill Fells. A wider selection of shops and services may be found in the Cumbrian market town of Kendal (13.2 miles distant) and the city of Lancaster (14.8 miles away). The village is handy for gaining access to the motorway with J35 of the M6 being just over 6 miles away. When travelling by train, Silverdale is lucky to have a station on the Lancaster to Barrow-in-Furness line. It offers connection to Lancaster on the main west-coast line, which offers a service to London Euston in 2.5 hours.

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: passports.perfected.options

Use the postcode **LA5 0RX** on Sat Nav with reference to the directions below:

Silverdale is well signposted off the A6 and may be reached via several routes. Dependent on the direction of your approach you will enter the centre of the village either on Stankelt Road or Emesgate Lane. From Emesgate Lane turn into Cove Road and then right on Elmslack Lane, go up the hill and the property is located on the right hand side.

Services

Mains electricity, gas and water. Gas fired central heating to radiators from a Worcester Bosch boiler (installed 2024) in the garage.

Drainage to a septic tank located in the rear garden.

Broadband

Ultra-fast broadband available from Openreach and B4RN of 1000 Mbps download and for uploading 1000 Mbps.

Full fibre gigabit broadband can be provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: EE, Three, O2 and Vodafone services for both Voice and Data are reported as 'limited'.

Outdoor: EE, Three and O2 report 'likely' for Voice and Data services. Vodafone are reported as 'limited'.

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances listed as follows: Bosch dishwasher and SMEG range and extractor fan.

Local Authority Charges

Lancaster City Council – Council Tax band G

Guide Price

£795,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

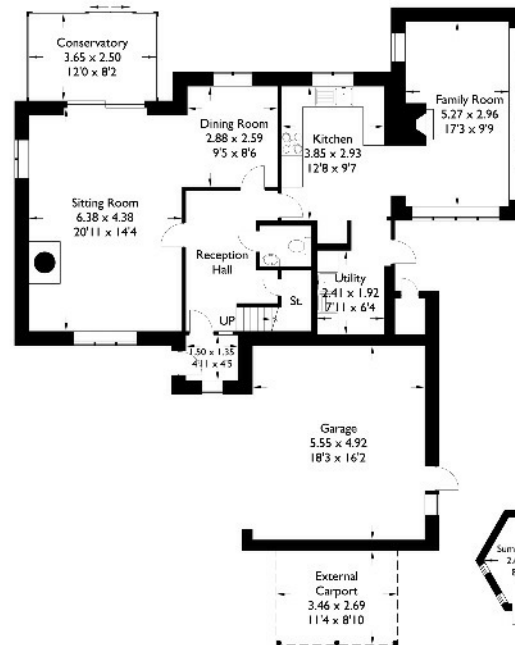
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Approximate Gross Internal Area : 192.77 sq m / 2074.95 sq ft

Garage : 27.30 sq m / 293.85 sq ft

Summer House : 4.67 sq m / 50.26 sq ft

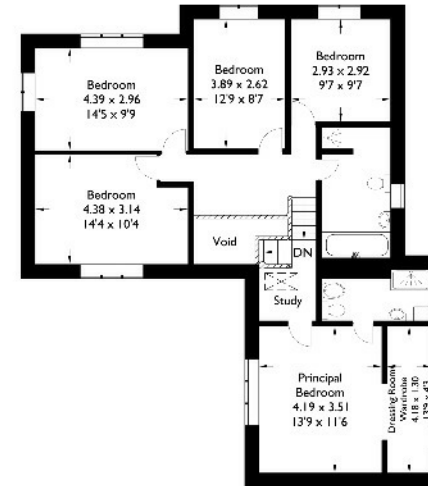
Total : 224.74 sq m / 2419.08 sq ft



Ground Floor



Summer House



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

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.

19 Castle Hill, Lancaster, LA1 1YN
t 01524 384960
e sales@matthewsbenjamin.co.uk

