



Greece Cottage

1 Main Street, Heysham, LA3 2RW

Price £365,000

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This welcoming, Grade II Listed semi detached cosy and characterful cottage is nestled in the heart of the historic and quaint seaside village of Heysham. Tucked away off the main thoroughfare, the setting is delightful, a peaceful retreat, and would be perfect for those seeking a coastal escape for rest, relaxation and sea air as the property gives direct access onto the beach.

According to Historic England, along with the adjoining property it was built as Heysham Rectory in the 17th century, extended in the 18th century and sub-divided into two cottages in the 19th century.

In the same family for generations, this unique and quirky cottage has been much loved and enjoyed over the decades and whilst it has been updated in that time (with mod cons such as gas central heating), it still retains exposed ceiling beams and feature stone walls which add enormous personality to the property. The front door opens straight into the sitting room which provides a warm welcome with the multi-fuel stove set onto a slate hearth and within a stone chimney breast. A cased opening leads into the split level dining kitchen with fitted cabinets and space to have your dining table and chairs. Also on the ground floor is a practical and useful shower/laundry room. Off the first floor landing there are two double bedrooms, both with fitted wardrobes and the family bathroom with Jacuzzi bath. From one of the bedrooms are breathtaking panoramic sea views.





Location

Nestled in the heart of the charming old part of Heysham village, Greece Cottage offers a delightful opportunity for those seeking comfort, convenience and the complete essence of a village lifestyle. At the heart of the village is Grade I Listed St Peter's Church and the ruins of St Patrick's Chapel which lie on The Barrows, an unspoilt stretch of coastline which boasts stunning views across the Irish Sea towards the Isle of Man, the Lake District fells and the Lancashire coast. Exceptionally popular as a local walk as is the fabulous promenade which stretches to Morecambe from the village. The village has a popular pub, The Royal as well as a number of cafes. With a strong sense of community there are a selection of shops (including a Tesco Metro and Co-op) and a public library within walking distance (0.5 mile) at Strawberry Gardens on Heysham Road. The village also has a primary school and Health Centre, astroturf recreational facility and a golf club.

Heysham is well served by buses with frequent services to Morecambe and Lancaster and there is a branchline train station in Morecambe with connections to Lancaster where the station lies on the main west coast line. By car, the village is well served by the Bay Gateway link road providing excellent access to the M6 motorway.

Outside

There is a small front garden and an enclosed rear yard with an ornamental garden pond and the stone built former outside privy, now a useful garden store.

Directions

what3words ///each.bells.easy

Use the postcode **LA3 2RW** on Sat Nav with reference to the directions below:

Main Street in Heysham is one way for traffic. Proceed through the village, passing The Royal and St Peters Church on the left and as the road bears right, take the first left onto Lade End and Greece Cottage is on the left.







Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from an Ideal combination boiler in the shower/laundry room.

Broadband

Ultrafast speed potentially available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: O2 is reported as 'limited' for both Voice and Data services. Vodafone is reported as 'Limited' for Voice however unable to provide a service for Data. EE and Three are reported as not being able to provide either service.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. 5G outdoor coverage is predicted to be available around this location from EE and Vodafone.

Broadband and mobile information provided by Ofcom.

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral oven, hob and dishwasher.

Please note

There is a pedestrian right of way behind No.1A Main Street to No.1

There is no private parking with the property.

Local Authority charges

Lancaster City Council – Council Tax band B





Approximate total area^{nt}
792.96 ft²
73.67 m²

Reduced headroom
64.17 ft²
5.96 m²

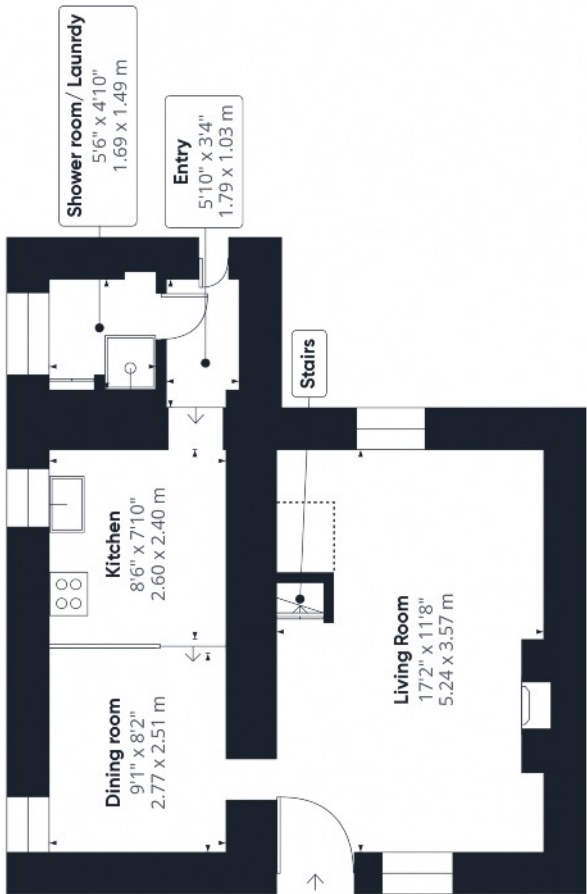
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

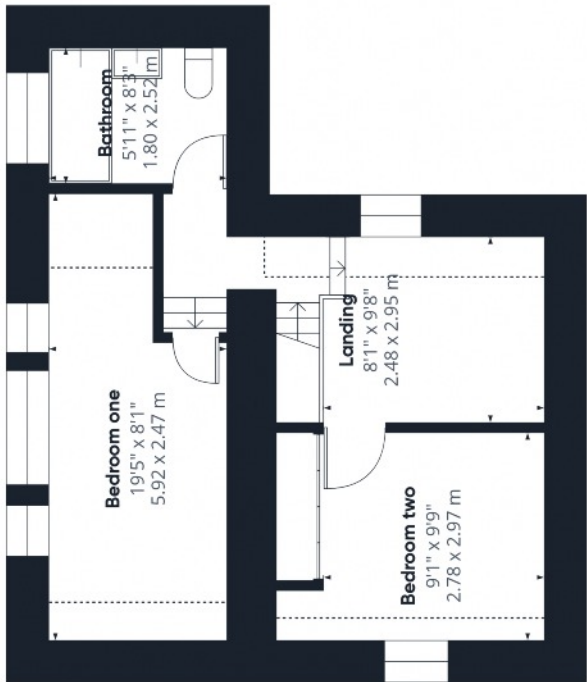
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1



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.