



2 The Quillet

Red Bridge Lane, Silverdale, Carnforth, LA5 0SP

Price: £375,000

MATTHEWS
BENJAMIN



2 THE QUILLET

RED BRIDGE LANE

In the sought-after village of Silverdale in an accessible location for road and rail, this delightful cottage is an attractive and successful combination of period and character charm alongside modern comforts. It is a mid-terrace cottage and forms part of a short row of four properties. It's a great choice whether you seek a full-time residence, a bolt-hole and peaceful retreat or an investment for holiday letting.

Step into the contemporary Oakcraft shaker kitchen that has everything you would need and more. The in frame kitchen units, sleek Quartz worktops and integrated NEFF appliances all provide an immediate essence of quality. The generous central island unit is perfect for those who enjoy socialising or casual dining. It's the heart of the cottage and the vendor's favourite room; we're not surprised. With open access into the dining room and a sitting room that both benefit from multi fuel burning stoves which add both character and warmth, ideal for cosy evenings. The sitting room enjoys bi-fold doors opening out to the garden, a tranquil haven, an ideal retreat at the end of the day. Completing the picture on the ground floor is a handy downstairs WC.

Upstairs there are two double bedrooms, one benefits from built-in wardrobes. The bathroom features a cast iron free-standing bath with an overhead shower.

As well as the lovely garden, the cottage also has a great size garage with plenty of additional space for storage and a first floor hobbies room above.





LOCATION

Located within the protected National Landscape of Arnside and Silverdale (formerly known as an Area of Outstanding Natural Beauty), this characterful property is in the sought-after village of Silverdale.

It is evident to see from outset why the area has earned this special status. The coastal village is on Morecambe Bay and features ancient woodlands, stunning scenery and abundant wildlife; all of which may be enjoyed right from the doorstep.

The center of the village is just over a mile distant and offers a wealth of local amenities including a well-regarded primary school, shops, post office, Indian restaurant, a choice of great pubs, two churches and a village hall. Silverdale Golf Club is adjacent to the cottage as is Silverdale train station which lies on the Furness Line and runs between Barrow in Furness and Lancaster, this offers services into the city of Lancaster (ideal for those looking for access to the city's secondary schools including the prestigious Lancaster Royal Grammar School and Lancaster Girls' Grammar School). Lancaster station is on the main west coast line and has connections to Manchester and Manchester Airport. There are also bus services to Queen Elizabeth School and QESudio in Kirkby Lonsdale. For commuting further afield, the M6 J35 is 6.4 mile away and within 20 miles you could be stood on the shores of Lake Windermere within the Lake District National Park, perfect for days 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 ///relaxing.villager.generals
Use the postcode LA5 0SP on Sat Nav with reference to the directions below:
Silverdale is well signposted off the A6 and may be reached via several routes. If you are heading north down the A6, take the left hand turning onto Nineteen Acre Lane, then right onto Silverdale Road and the follow the road round, bearing left onto Storrs Lane. At the end of Storrs Lane, turn right onto Red Bridge Lane, pass Silverdale Golf Club on your left, the train station on the right and cottages of The Quillet are on the left.

SERVICES

Mains electricity. Oil fired central heating. Drainage to a water treatment plant located on the driveway, shared with three other properties. No.2 is responsible for 25% upkeep costs.

MOBILE AND BROADBAND SERVICES

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtain poles, light fittings and integral kitchen appliances as listed: dishwasher, NEFF fridge freezer and NEFF dishwasher. The

Rangemaster cooker is available by further negotiation.

PLEASE NOTE

Shared access between four properties at the front, across the driveway.

Solar panels on the garage roof are owned by the property, with no feed in tariff. Electricity generated is used at the property and not sold back to the grid.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1281 ft²
119.1 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.