



# 3 Church Court

Bolton-le-Sands, Carnforth LA5 8EB

Price £325,000

# 3 Church Court

## Bolton-le-Sands

Situated along a quiet lane in the popular village of Bolton-le-Sands, nestled amongst a private courtyard of unique properties is this charming 3 bed semi-detached barn conversion. Formerly owned by the nearby farmhouse that dates back to the late 1800s, the barn was converted in the 1970s to create two properties. 3 Church Court has now been in the same ownership for over 13 years during which time it has been immaculately maintained and updated to include a newly installed breakfast kitchen and fantastic detached double garage. This characterful home is set across two floors and comprises an open plan living and dining room, the beautiful new kitchen, separate utility room, 3 double bedrooms and a family bathroom. There is also a large loft space, ripe for development that would make for show stopping master suite or large studio, subject to relevant consents. Furthermore the property also boasts a larger than average garden with a sizeable block paved driveway affording ample parking, a fantastic stone built detached double garage and separate single carport.

Enjoying a peaceful and private situation 3 Church Court is also only a short stroll into the much sought after village of Bolton-le-Sands which boasts a number of pubs, a convenience store and post office and is ideally placed for the canal for lovely leisurely walks. The local primary school is within walking distance, and the property is also within the catchment area for the well regarded Lancaster Royal Girls' and Boys' Grammar Schools. Extremely well positioned for those wishing to travel into Lancaster, Kendal and the South Lakes, the property is also ideally located for commuting further afield with the M6 J35 or J34 accessed via the Bay Gateway and Carnforth train station each being less than ten minutes away.





### Accommodation

Approached via a private lane that leads to the communal courtyard, ample parking can be found on the separate block paved driveway that leads to the double garage with remote control doors or the single carport opposite the front of the property. The front of the property is covered with a characterful cobbled area, setting the tone for this charming home.

### Entrance Porch

A useful and sizeable space finished with parquet wooden flooring, affording plentiful space for coats, shoes and access into the;

### Utility

Comprising a range of storage units, WC, sink and space for a washing machine and dryer.

### Open Plan Living Room *22'8 x 15'7 (6.90 x 4.74)*

The main reception space of the property, this sizeable room offers views over the front and charming aesthetics with exposed wooden ceiling beams. The large gas stove creates a cosy atmosphere in the winter months and the room leads around to an area ideal for formal dining furniture.

### Kitchen *15'1 x 9'2 (4.59 x 2.79)*

This stylish kitchen was updated in 2018, comprising a range of traditional style units and wood effect worktops that include a handy breakfast bar. Appliances include a Rangemaster cooker with 5 ring gas hob and extractor over, integrated fridge, freezer and dishwasher. The ceramics sink ties into the period feel of the property and the floors are finished with hardwearing Karndean. External access can also be found out to the rear.



## First Floor

An open staircase from the living room leads up to the spacious galleried first floor landing with three useful storage cupboards.

### Master Bedroom 16'5 x 13'6 (5.01 x 4.12)

A great, spacious master bedroom with a large window looking out over the front and an exposed ceiling beam.

### Bedroom 2 15,0 x 9'3 (4.58 x 2.82)

This double bedroom has views over the courtyard. Access can be found in here to the large loft space that at present is great for storage however could be converted into a fantastic master suite, further bedrooms or a studio space, subject to relevant planning consents.

## Family Bathroom

This neatly presented family bathroom comprises a large fitted bath with hand shower, WC, sink and corner rain shower, fully tiled to finish.

### Bedroom 3 11'2 x 9'10 (3.40 x 2.99)

A good sized double bedroom again offering characterful exposed wooden beam and a front outlook.





### Outside

The large main garden to 3 Church Court is detached from the property and offers a long stretching lawn flanked by tall trees with fields beyond. The garden has been lovingly developed by the present owners to offer a fantastic garden that has something for everyone including the large lawn for children to enjoy, a chicken run that stretches up into the trees, potting shed and a beautiful raised flagged patio which is a great space for barbecuing and alfresco dining. It is accessed via the large block paved driveway that affords ample private parking along with access into the stone built double garage, benefiting from remote control doors. Furthermore, there is a further single carport opposite the entrance of the property with an additional raised patio and drying area above.

### Directions

Travelling on Slyne Road, A6 from Lancaster towards Bolton-le-Sands village, turn right before the traffic lights to continue along Slyne Road, following signs for the United Reformed Church. Continue onto Main Road and take the 2. right onto Church Court. Follow the road around and the property is located on the left hand side.

### Services

All mains connected  
 Gas central heating  
 Freehold

### Council Tax Band

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Energy Efficiency Rating		Current	Potential
44-48	A		
39-43	B		87
34-38	C	73	
29-33	D		
24-28	E		
19-23	F		
14-18	G		

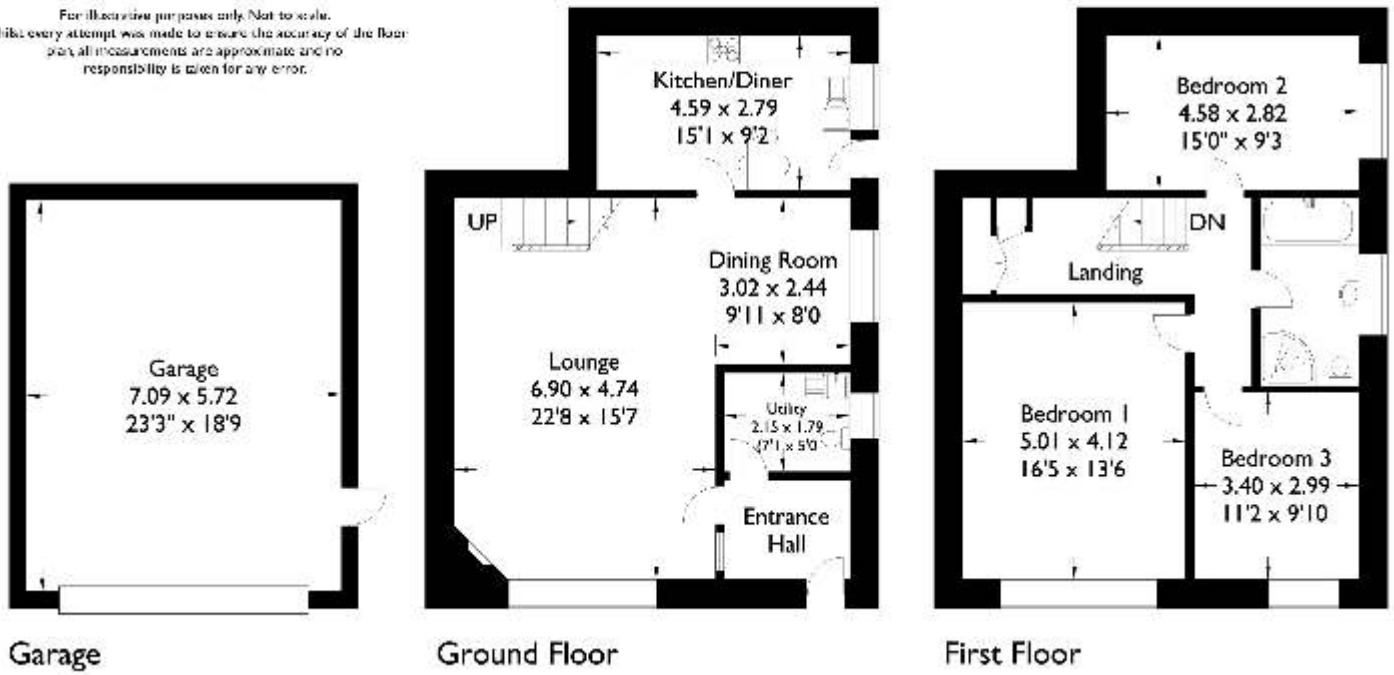


### 3 Church Court

Approximate Gross Internal Area : 126.08 sq m / 1357.11 sq ft  
Garage : 40.55 sq m / 436.47 sq ft  
Total : 166.63 sq m / 1793.59 sq ft



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.