

16 Clarksfield Road, Bolton Le Sands, Carnforth, LA5



£530,000



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Detached Bungalow with Stunning Bay Views in Bolton-le-Sands

Tucked away near the end of a peaceful cul-de-sac, this impressive detached bungalow enjoys a generous plot with beautifully maintained gardens, mature trees, and direct access to the canal at the rear. With views stretching across the bay, the setting is both tranquil and picturesque.

There's ample off-road parking for several vehicles, including RVs, plus an additional private parking area opposite the house that can accommodate up to four cars. The property also benefits from an integral garage and a separate outbuilding—ideal as a home office, workshop or creative space.

Inside, the home offers generously sized rooms filled with natural light. The spacious lounge enjoys elevated views across the bay, creating a stunning focal point. Two of the bedrooms are on the ground floor, each with en-suites and both featuring a dressing room, along with a well-appointed family bathroom and another shower room. A third bedroom is located on the first floor with under-eaves storage and a convenient W.C.

While the property would benefit from some modernisation, the potential here is exceptional. With its prime position, unique layout, and expansive plot, this could become an outstanding forever home.

Located in the ever-popular village of Bolton-le-Sands, the home is within easy reach of local shops, schools, and amenities. Lancaster and Carnforth are nearby, with excellent motorway links for those commuting further afield.

This property is offered with no onward chain

Entrance Vestibule

Door to the hallway.

Hallway

Door to the first floor, understairs storage cupboard, radiator.

Lounge



Double-glazed bay windows to the front offer views over the bay, feature a marble fireplace with an inset coal-effect gas fire, a carpeted floor, radiator.

Dining Room



Double-glazed patio doors leading to the orangery, marble fireplace, storage cupboard, carpeted floor, radiator.

Orangery



Tiled floor, electric storage heater, door to the garden, feature stone wall and steps down to the integral garage.

Integral Garage



Electric up and over door, two skylights, double glazed window to the side, power and light, cupboard housing electric meter, water tap.

Kitchen



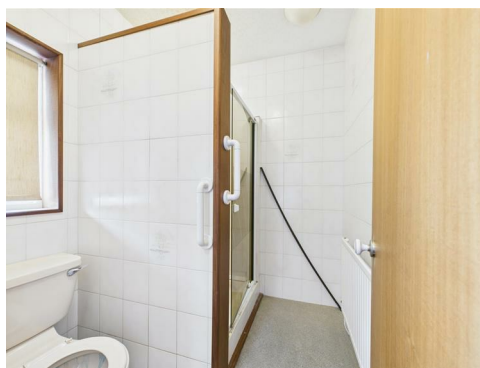
Double-glazed windows to the side and rear with lovely views over the garden, a range of matching wall and base units, four-ring gas hob and extractor hood, electric oven and grill, stainless steel sink, integrated fridge, breakfast bar, electric storage heater, door to the orangery.

Utility Rooms



Double-glazed window to the side, plumbing for a washing machine, stainless steel sink, door to the shower room.

Shower Room



Double-glazed window to the side, shower cubicle with thermostatic shower, extractor fan, radiator, W.C.

Family Bathroom



Double-glazed window to the rear, corner bath, wash hand basin, extractor fan, radiator, W.C.

Bedroom One



Double-glazed window to the rear with views over the garden, carpeted floor, radiator, door to the dressing room.

Dressing Room



Double glazed round window to the rear, built-in wardrobes, dressing table, carpeted floor, door to the en-suite.

En-Suite Shower Room



Double-glazed skylight, double shower cubicle with thermostatic

shower, built-in vanity unit with inset wash hand basin and storage, heated towel rail, extractor fan, W.C.

Bedroom Two



Double-glazed window to the front with views over the garden, built-in storage cupboards, carpeted floor, radiator, door to the dressing room.

Dressing Room



Double glazed window to the front, built-in wardrobes, dressing table, carpeted floor, door to the en-suite, cupboard housing the Vaillant condensing boiler and water cylinder.

En-Suite Shower Room



Double-glazed skylight, double shower cubicle with thermostatic shower, built-in vanity unit with inset wash hand basin and storage, heated towel rail, extractor fan, W.C.

First Floor

Accessed from the hallway.

Bedroom Three



Windows to the rear, large walk-in under eaves storage, carpeted floor, radiator, built-in wardrobes, wash hand basin, door to the W.C.

Gardens

Off-road parking is available to the front of the property for multiple vehicles, including space for an RV, with additional parking for up to four cars located directly opposite.

The outstanding gardens sweep gracefully around to the rear, offering a truly tranquil setting with a variety of mature trees, vibrant flowers, and well-established shrubs. A charming rose garden and a selection of fruit trees enhance the appeal, while a large, ornate pond with a gazebo surround provides an idyllic focal point—perfect for koi or other large

fish.

Additional features include a former vegetable patch, composting area, wood storage shed, and gated access directly onto the canal. Completing the outdoor space is a versatile office/workshop, equipped with power, lighting, and its own W.C.—ideal for home working or creative pursuits.

Office/Workshop

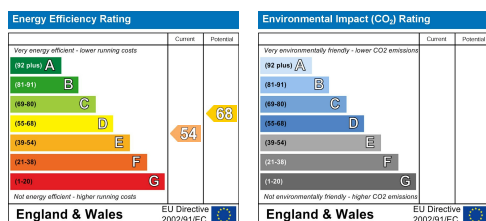
Power and light, Butler's sink, door to the W.C.

Useful Information

Tenure Freehold

Council Tax Band (E) £2,943

No Onward Chain





Approximate total area⁽¹⁾

2097 ft²
194.5 m²

Reduced headroom

23 ft²
2.1 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 are based on RICS IPMS 3C standard.

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