

Lane Head House, 58 Main Road, Bolton Le Sands,



£660,000

A Piece of Georgian History with Breathtaking Bay Views...

Nestled in the heart of the sought-after village of Bolton-le-Sands, this imposing six-bedroom detached residence is steeped in history and overflowing with charm. Originally built in 1747 by James Bibby, the home has evolved over time, with elegant Victorian extensions adding depth to its character and enhancing its already grand proportions.

From the moment you approach, there's a sense of presence. This is a home that stands proudly in its surroundings, with glorious views stretching out over the bay and beyond. Inside, you're met with a wealth of space and beautiful period features, including high ceilings, original windows, and decorative details that tell the story of centuries past.

The heart of the home is the open-plan lounge and dining room, where large windows frame picturesque views of the garden, allowing light to pour in and adding a sense of serenity. The country-style kitchen/diner, leads to the scullery and a convenient ground-floor shower room. Below, the cellar rooms offer exciting potential, from a games room or children's play area to a unique workspace. The old wash house and boiler room only add to the property's narrative.

Upstairs, the first floor hosts three generous double bedrooms, a single room currently used as an office, a family bathroom complete with a cast iron claw-foot bath and a separate WC with original Victorian tiled walls. The second floor reveals two further large bedrooms, perfect for guests or growing families.

Outside, the magic continues. Sweeping lawns and a beautifully planted garden, carefully designed to reflect the seasons, create a peaceful escape. There's a delightful patio area from which to enjoy the spectacular views.

This is not just a house, it's a home rich in history, full of soul and waiting for its next chapter to begin.

Entrance Vestibule

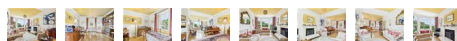
Original tiled floor, door to the hallway.

Hallway



Stairs to the first floor and stairs to the cellar rooms, carpeted floor, radiator.

Open Plan Lounge And Dining Room



Original sash windows with pulleys to the rear, framing delightful views over the beautiful gardens. The room features a charming wood-surround open fireplace with a cast iron insert and original Victorian tiles, adding character and warmth. Additional highlights include a radiator and attractive laminate flooring. Dining room with a sash window to the front with original shutters, original coving, radiator and laminate floor.

Kitchen/Diner



Original sash window to the front with wood shutters, shelving and composite sink, range of matching cabinets and display units finished in a country cream, mains gas two

oven AGA and warming oven, original Victorian parquet flooring, dining area with a sash window to the rear and carpeted floor.

Scullery

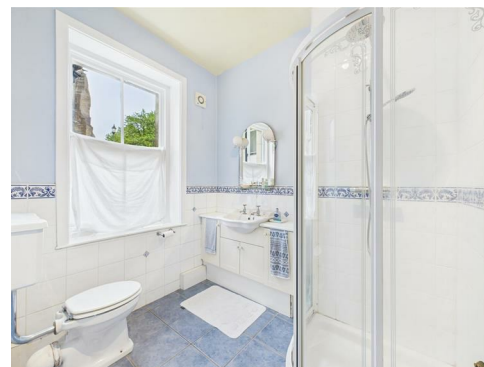


Sash window to the rear, stainless steel sink, built-in cupboards, plumbing for washing machine, space for fridge/freezer, tiled floor, radiator.

Inner Hallway

Door to the side entrance, tiled floor.

Shower Room

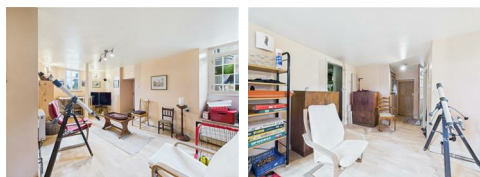


Sash window to the front, vanity unit with inset wash hand basin, shower cubicle with thermostatic shower, extractor fan, tiled floor, W.C.

Hallway to cellar rooms

Split-level from the hallway with steps leading down to a door providing access to the garden, and further steps descending to the cellar rooms.

Games Room/Play Room



Secondary double-glazed windows to the side and rear, original lead-lined wall safe, Linoleum floor, radiator.

Old Wash House

Window to the front and door to the garden, power and light, flagged floor.

Store Room

Window to side, bitumen floor, power and light.

Boiler Room

Window to the rear, bitumen floor, Vaillant combi boiler, water cylinder, power and light.

First Floor Landing



Long window to the rear, stairs to the second floor, dado rail, carpeted floor, radiator.

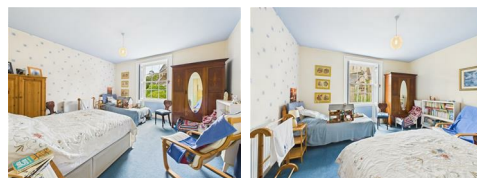
Bedroom One



Wonderful large sash windows to the rear with outstanding views over the bay and beyond, picture rail,

wood surround fireplace with inset Victorian cast iron fire, carpeted floor, radiator.

Bedroom Two



Sash window to the front, carpeted floor, radiator.

Bedroom Three



Sash windows to the front, carpeted floor, radiator, Victorian fireplace with inset cast iron fire and original tiles.

Bedroom Four



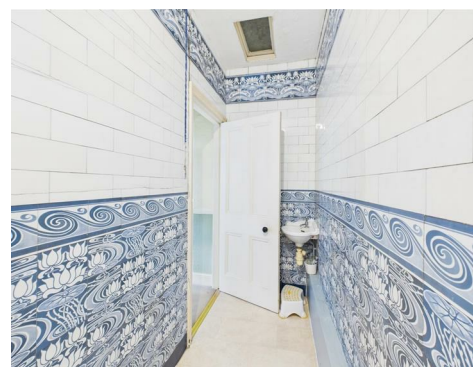
Single room currently used as an office, with a sash window to the rear, cast Iron fireplace, carpeted floor, radiator.

Bathroom



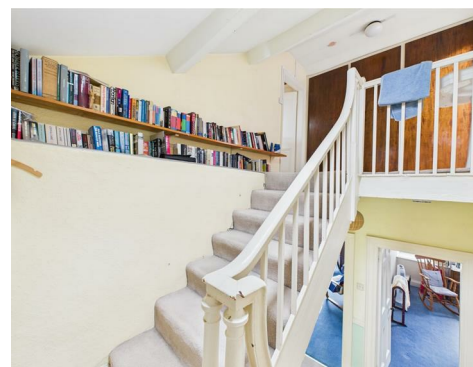
Sash window to the rear, original cast Iron claw bath, vanity unit with inset wash hand basin and a walk-in shower fitted with a thermostatic shower, some original tiling, tiled floor, heated towel rail, extractor fan, W.C.

W.C.



Window to the side, lovely original tiled walls, wash hand basin, lino flooring, W.C.

Second Floor Landing



Built-in storage cupboard, wash hand basin, carpeted floor, skylight.

Bedroom Five



Windows to the rear and side, built-in storage cupboard, carpeted floor, radiator, skylight.

Bedroom Six



Double-glazed Velux window, original beams, under-eaves storage area, lino flooring, radiator.

Gardens

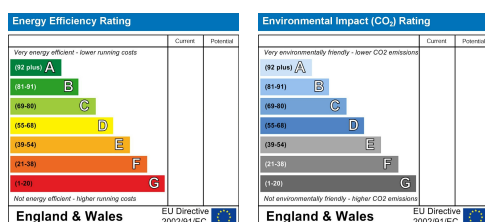
Beautifully sweeping lawn and a garden planted to reflect the changing seasons, with an array of mature trees that add both charm and character. A part-walled vegetable plot offers space for homegrown produce, alongside a compost area for keen gardeners. There are doors on both sides of the garden, with one being sealed, while the other provides easy access to the road. An elevated patio offers a perfect vantage point to relax and take in the stunning surroundings of this well-established and lovingly tended outdoor space.

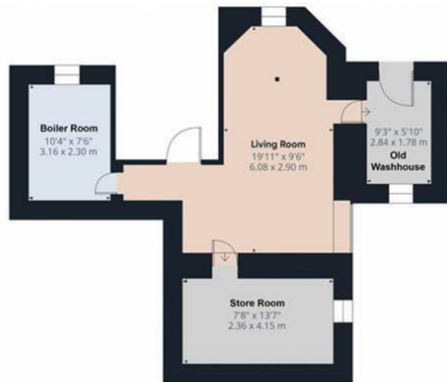
Detached Garage

Detached garage sits to the side of the house with an up & over door, power and light.

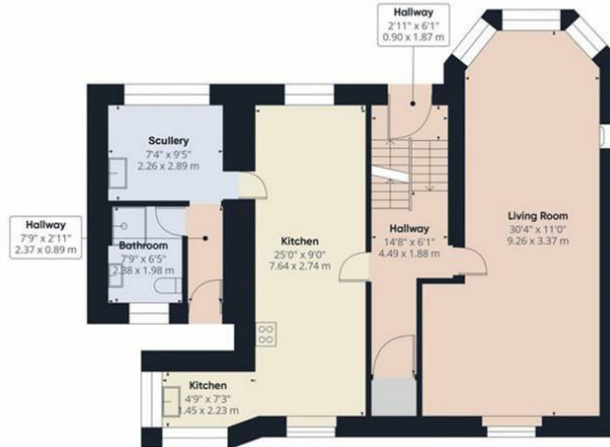
Useful Information

Tenure Freehold
Council Tax Band (F) £3,478
Grade II Listed
Georgian residence with some later Victorian extensions.
Originally built in 1747 by James Bibby
Grade II Listed





Cellar



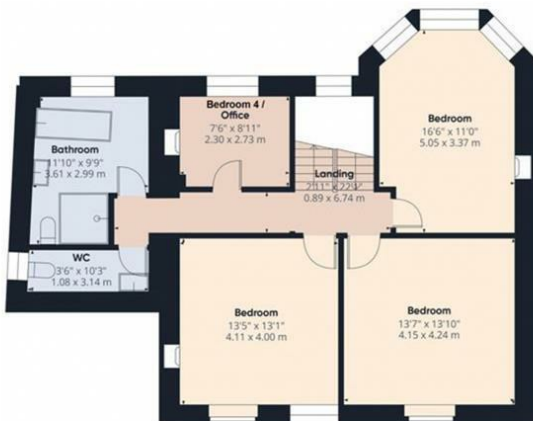
Ground Floor

Approximate total area[®]

2761 ft²
256.4 m²

Reduced headroom

159 ft²
14.7 m²



Floor 2



Floor 3

(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.

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