



The Haws

No Parking
POLICE ENFORCE

The Haws Haws Hill, Carnforth, LA5 9DD

Presenting a rare opportunity to acquire a sizeable Victorian property that not only boasts an array of period features but also occupies a 0.36 acre plot, is this characterful three / four bedroom semi-detached house on Haws Hill. Dating back to the 19th century, The Haws is a superb historical property which offers over 200m² of living space making it a desirable option for large families and also buyers potentially looking to work from home. Interested parties will be able to utilise the versatile internal layout with some sympathetic modernisation, alongside spending countless hours in the spectacular and secluded rear garden. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall with side porch entrance, an inviting reception room complete with high ceilings and a feature fireplace, a relaxing dining room, a fitted kitchen, a downstairs WC and two flexible reception rooms to the front which were previously used as an opticians and waiting room. Access to sizeable cellar is from the kitchen and offers a great space for storage, as well as potential to create further living accommodation should it be required. To the first floor are three excellent sized double bedrooms, complemented by a generous landing area and family bathroom. Occupying the second floor are two attic rooms which could be used as bedrooms, along with the second bathroom. Externally, The Haws boasts a truly magical garden that is incredibly unique for the location. The total plot size of the property and gardens is 0.36 acres with the garden providing complete privacy from the outside world thanks to its mature trees that border the majority of the substantial plot. A large lawn provides a great area for children & pets to play, along with well stocked flower beds which will appeal to those with green fingers. The plot extends round the side of the house where you will also find a detached garage and car port, along with a gated gravel driveway.



Ground Floor Accommodation

Hall

Welcoming entrance hall accessed via the side entrance porch, with built in storage cupboards, stairs leading up to the first floor, access to the downstairs WC and ceiling light.

Reception Room

Inviting reception room with a feature fire place and working fire, windows to side and rear aspect, ceiling and wall lights.

Kitchen

Fitted kitchen with a range of base and wall mounted units, stand alone cooker, plumbing for washing machine, space for fridge freezer, window to side aspect, sink and drainer unit. The kitchen also provides access down to the cellar, along with access to the rear garden. Window to side aspect, radiator, ceiling light and recently added light columns bring additional daylight down into the room.

Dining Room

Relaxing room with another feature fireplace, window to rear aspect, radiator and ceiling light.

Study

Versatile space, most recently used an office but could easily become a play room or music room potentially. With a window to front aspect, radiator and ceiling light.

Front Entrance Hall / Office

Versatile space, previously used as a waiting room and an office but also acts as an entrance hall if entering the property from the street side entrance as opposed to the side porch. With a window to front aspect, radiator and ceiling light.

WC

Low flush WC, wash hand basin and ceiling light.

First Floor Accommodation

Master Bedroom

Large dual aspect double bedroom which could easily be turned into two bedrooms should be it desired, with plenty of space for bedroom furniture and also boasting a built in storage cupboard. Windows to front and rear aspects, radiators and ceiling lights.

Bedroom Two

Another brilliant sized double bedroom with a range of fitted

wardrobes and dressing table, dual aspect windows to the side and rear, radiator and ceiling light.

Bedroom Three

Third double bedroom, also with fitted bedroom furniture and storage. Also with a window to front aspect, radiator and wall lights.

Bathroom

Family bathroom with a three piece suite, comprising of a panel bath, low flush WC and pedestal wash hand basin. Range of fitted shelving and built in storage cupboard. Window to side aspect, radiator and ceiling light.

Second Floor Accommodation

Bathroom Two

Two piece suite comprising of a panel bath and wash hand basin. Bathroom also benefits from fitted storage cupboards, roof window and ceiling light. Hot water is on an emersion heater which will likely need upgrading.

WC

Separate WC from the main bathroom, access from the landing.

Attic Room

If used for a bedroom it would make a large single bedroom or a small double, with fitted storage, roof window and ceiling light.

Attic Room

If used for a bedroom it would make a large single or small double bedroom, accessed via the bathroom. With fitted storage, roof window and ceiling light.

External

The Haws boasts a truly magical garden that is incredibly unique for the location. The total plot size of the property and gardens is 0.36acres with the garden providing complete privacy form the outside world thanks to its mature trees the border the whole plot. A large lawn provides a great space for children & pets to play, along with well stocked flower beds which will appeal to those with green fingers. The plot extends round the side of the house where you will also find a detached garage and car port, along with a gated gravel driveway.

Location

The property lies in a convenient location right in the heart of Carnforth town centre and therefore benefits from being within close proximity to nearby amenities. These include a range of local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and a West Coast railway station. The M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to the Lake District or South to Lancaster, with local bus service providing regular routes across the locality.

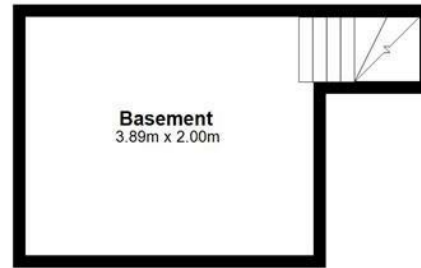
Council Tax

Band C

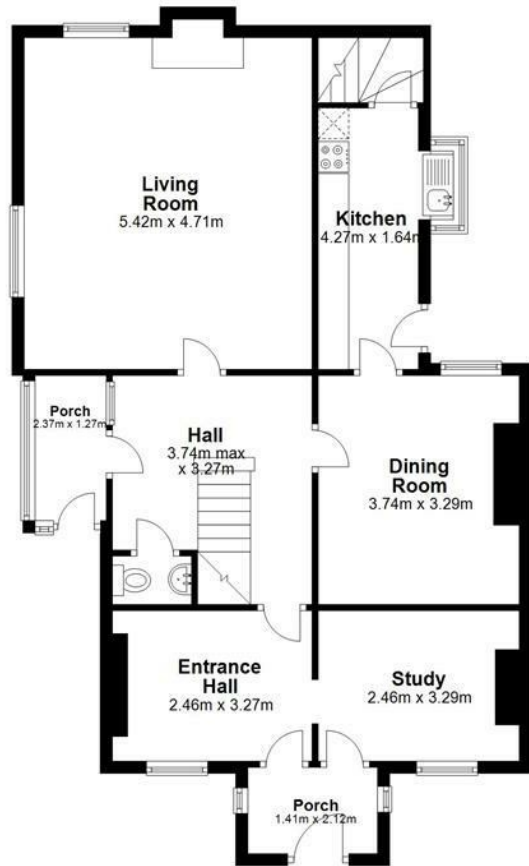




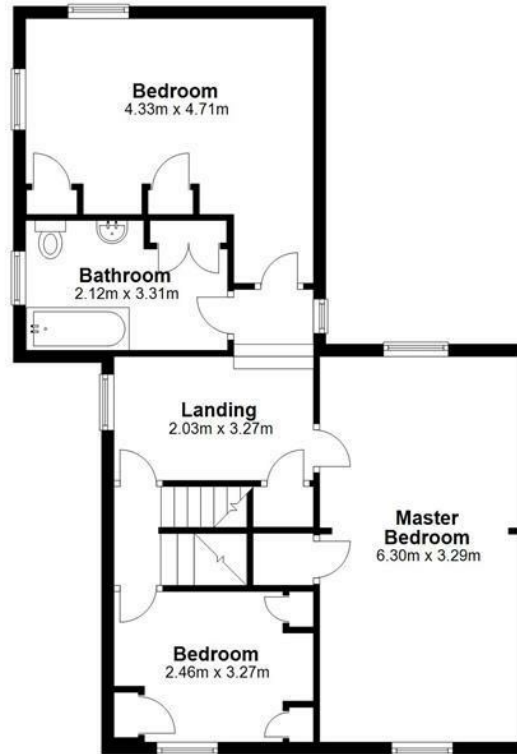
Basement



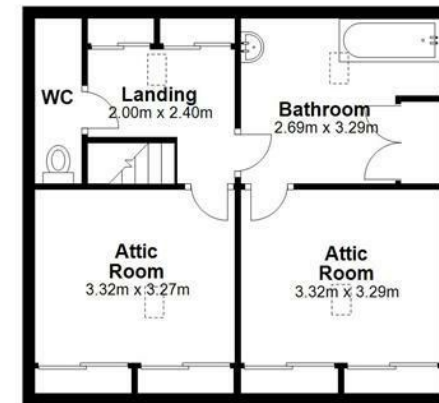
Ground Floor



First Floor



Second Floor



The Haws, Haws Hill, Carnforth

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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