



16 Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

Situated on Bye Pass Road, this contemporary new build semi-detached home in Bolton Le Sands is a beautifully constructed residence spanning three floors and featuring modern finishes. Its sought-after location and the inclusion of integral appliances in the kitchen diner make it an attractive option for a diverse range of buyers. The ground floor encompasses a welcoming entrance hall, a convenient WC, a spacious sitting room, and a modern kitchen diner equipped with integral appliances. Additionally, patio doors open to the rear garden. The first floor hosts two generously sized double bedrooms and a stylish three-piece bathroom suite. On the top floor, there is a third double bedroom with an en suite and ample attic space. Nestled within the Lancashire village of Bolton-le-Sands, this appealing property is surrounded by scenic walks along the coastline, canals, and the local countryside. The village center offers independent shops, eateries, a popular pub, local restaurants, and essential amenities. Commuting is made convenient with easy access to the M6 through the Bay Gateway in Slyne and a nearby West Coast train station in Carnforth. The property is scheduled to be completed in Spring 2025 but reservations are available now.



Ground Floor	
Lounge	
14'9" x 11'3" (4.5 x 3.44)	
Kitchen Diner	
20'11" x 12'1" (6.4 x 3.7)	
Utility Room	
9'10" x 7'2" (3 x 2.2)	
WC	
6'6" x 5'10" (2 x 1.8)	
First Floor	
Landing	
Family Bathroom	
Three piece bathroom suite with shower over bath	
Splash areas fully tiled (choice of tiles)	
Chrome towel rail	
LVT flooring	
Bedroom	
12'5" x 9'6" (3.8 x 2.9)	
Ensuite	
Large shower enclosure	
Splash areas fully tiled (choice of tiles)	
Toilet & basin	
LVT flooring	
Bedroom	
14'1" x 11'5" (4.3 x 3.5)	
Bedroom	
14'1" x 9'2" (4.3 x 2.8)	
Bedroom	
11'1" x 8'6" (3.4 x 2.6)	
Externally	
Garden and Parking Space.	

Additional Information

The plot is scheduled to be ready Spring 2025.

Kitchen Specification

Appliances - Neff double oven with induction hob, dish washer, integrated fridge/freezer, extractor.
Range of kitchen base/wall units with laminate worktops With matching upstands. (Choice of style and colour)
Stainless 1.5 bowl sink with chrome tap
LED downlights
Patio doors to rear
Glass splash back behind hob (choice of colours)
LVT flooring

Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.
Taurus skirting and architrave

Heating and Electrical

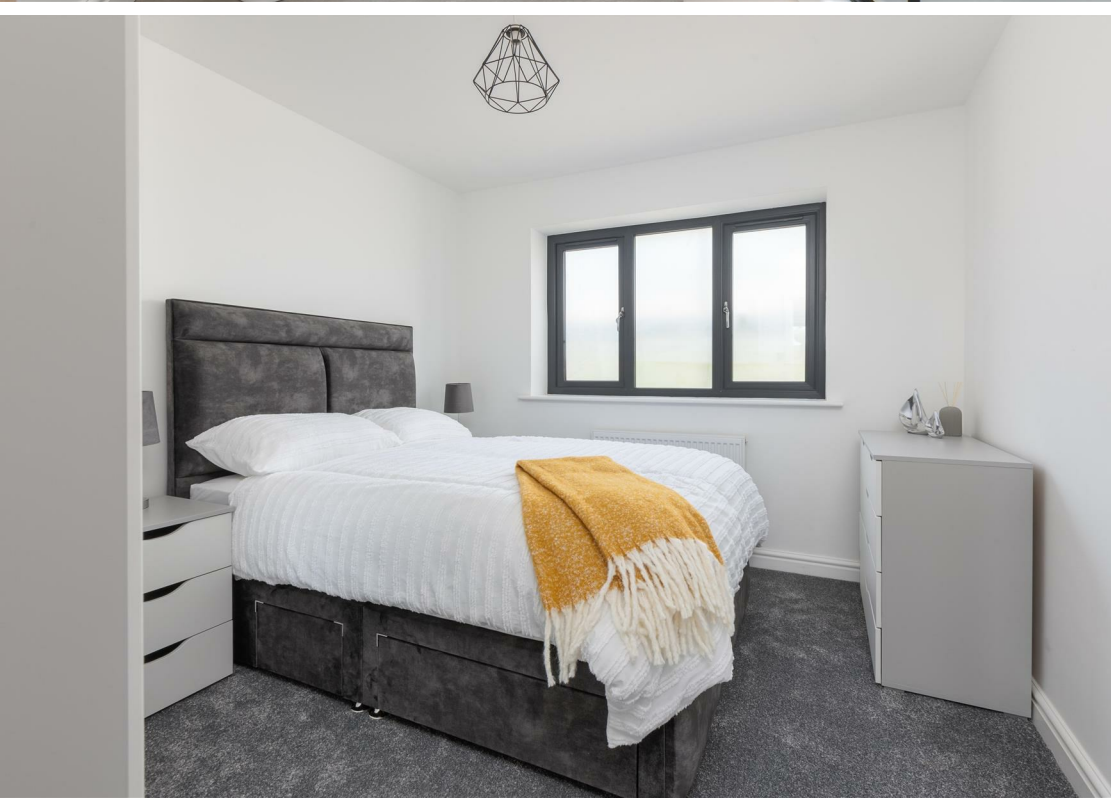
LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.
Smoke detector to hall and landing, heat detectors to kitchen & utility.
PIR light to front and rear
Thermostatically controlled heating system
Outside socket
EV charging point
TV points to all inhabitable rooms
USB sockets to kitchen & Master bedroom

Landscaping

Turf to rear
Flagged path & Patio area
Hard standing to parking areas/driveway
Timber fence & gate to boundary (except where a natural boundary is present)

Other Items

Feature composite front door
high performance uPVC window and doors
All walls and wood work painted in white
High level of insulation



Orange dashed lines indicate the location of the existing property, which is to be demolished.

Hatch indicates 3m easement to either side of the drain. Allow for drain diversion, shown with a blue line. Exact location of the drain to be confirmed on site.

Existing drain location shown in an orange dash. Exact location to be confirmed on site.



Turning Area

Landscape Planting
Replace the existing parking spaces with landscape planting

Green dot dashed line indicates approximate location of existing drain. Exact location to be confirmed on site.

Proposed Site Plan
1:100

Plots 4&5 face the road and address the public highway. Stone boundary wall to the front.

Rev K 09/11/2022: R01010101 removed.
Rev J 07/11/2022: R01010101 Generalisation.
Rev I 03/11/2022: R01010101 Entrance and driveway amended to meet specifications.
Rev H 21/04/2022: R01010101 Partitions between utility and garage removed. All parking spaces are at least the minimum required by highway.
Rev G 25/03/2022: R01010101 Amendment to all the above changes.
Rev F 22/03/2022: R01010101 Turnaround added. 11 spaces provided.
Rev E 21/02/2022: R01010101 Parking added between the houses and removed from the boundary.
Rev D 23/01/2022: R01010101 3m easement added to each side of the drain.
Rev C 19/01/2022: R01010101 Drain location altered.

PROPOSED

Project: Newfries House

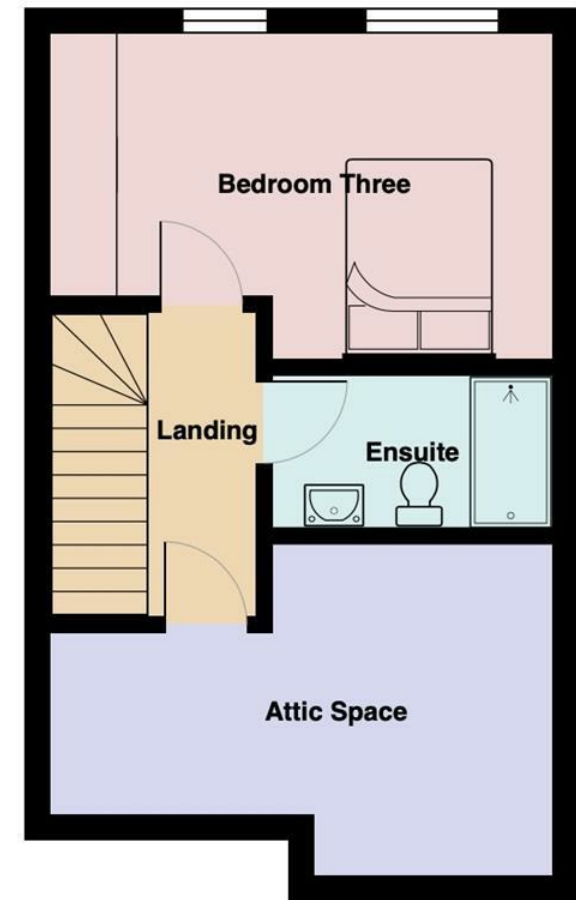
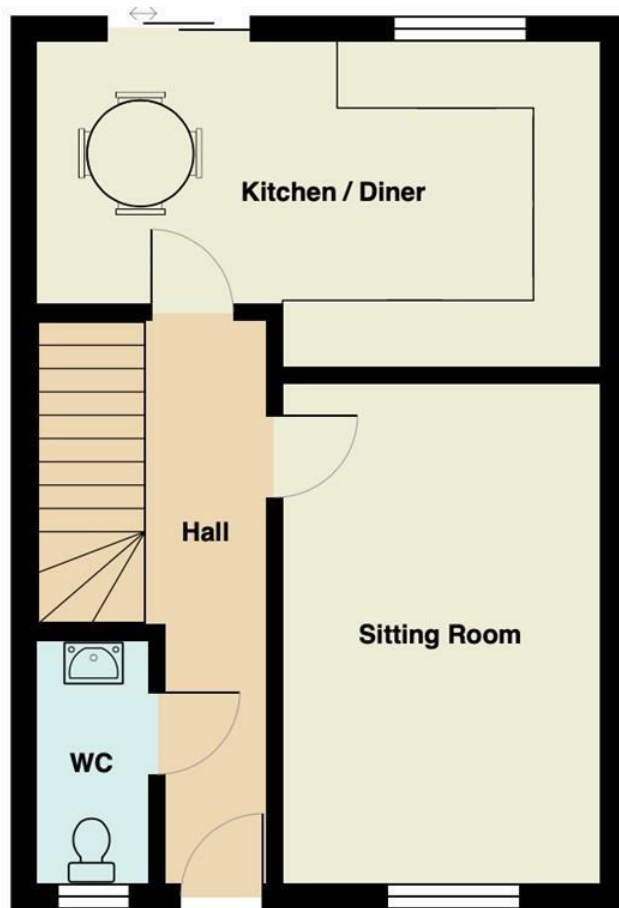
Drawing title: Proposed Site Plan

Date	Drawn	Checked
Sept '21	HH	HH

Project no: 006 Rev: 01 Scale: 1:100

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Scale 1:100 in metres
0m 1m 2m 3m 4m 5m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Your Award Winning Houseclub

