





Inside The Home

Nestled in the stunning Lancashire countryside, this beautiful family home offers a perfect blend of space and comfort for any growing family. Entered via a welcoming Entrance Porch of sizeable proportion, this leads into a spacious Entrance Hall, with a handy ground floor WC and a large built in storage cupboard, with stairs leading to the first floor. A generous Study Room can be found to the rear of the Hall, with access provides to the rear courtyard. A large open plan Living Dining Room can be found, providing ample space for large family get togethers. Double doors lead into a Dining Kitchen, adding further space to this sociable home, with french doors leading to a rear courtyard and access separate Utility Room, with a double Garage completing the ground level.

To the first floor, three generous bedrooms can be found, with the master bedroom fitted with a ensuite shower room and incredible views across the surrounding countryside. Sit back and enjoy a morning cuppa from the warmth and comfort of your bed whilst enjoying spectacular open views over the surrounding countryside. The family bathroom provides the home with a sizeable four piece suite with a large dual ended bath and a handy storage cupboard.

To the second floor, a spacious landing area can be found with built in storage and access to eaves space. A large bedroom can be found with exceptional rooftop views towards Morecambe Bay and the Lake District National Park to the front, and views towards the Trough of Bowland to the rear. With access to an ensuite shower room, there is more than enough space for any large family to grow.

Let's Take A Closer Look At The Area

Situated in the historic village of Slyne, neighbouring villages such as Bolton Le Sands and Hest Bank which hug the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village which include a highly regarded primary school, access to local high schools via an excellent public transport, a handy convenience shop, a busy community hall and eateries such as two well known pubs and a tea room. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with the market town of Carnforth

providing access to a train station linking you to the West Coast Mainline.

Let's Step Outside

To the front of the property, a low maintenance garden can be found, with astroturfed lawns, sandstone paved pathways and secure stone walling, with a generous driveway providing off road parking for at least two cars. Located directly opposite the property, a detached tiered garden can be found. Beautifully presented with incredible planted flower beds, this incredible space has two sizeable paved patio areas perfect for alfresco dining and open views to wards the Trough of Bowland. To the rear of the property, a paved open courtyard can be found providing the perfect quiet retreat.

Services

The property is fitted with a modern gas central heating boiler which is serviced yearly, and has mains electric, mains water and mains drainage.

The Entrance Porch to the front of the property was constructed in 2016 under building control approval. The roof over the Dining Kitchen area was replaced in 2022 with a cosy roof and an orangery style roof light. Electric underfloor heating is also located in this area.

Tenure

The property is Freehold. Title Number: LA671518. There are 8 properties located in the courtyard which share a residence association which manage and maintain the communal areas. For this, a fee of £50 per annum is paid by all properties to cover areas such as communal lighting and maintenance of the driveway from the main road.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

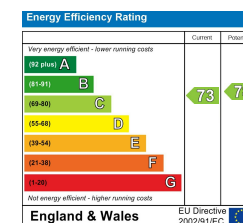
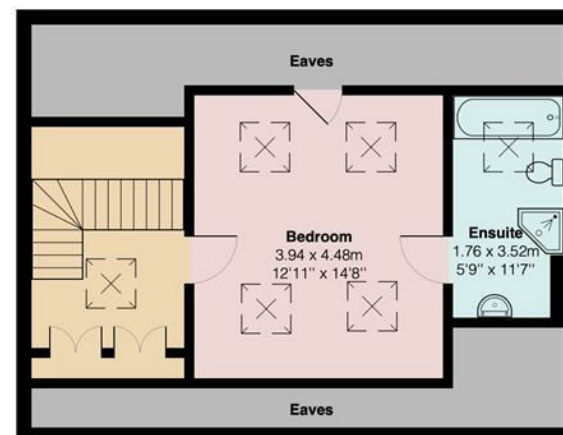
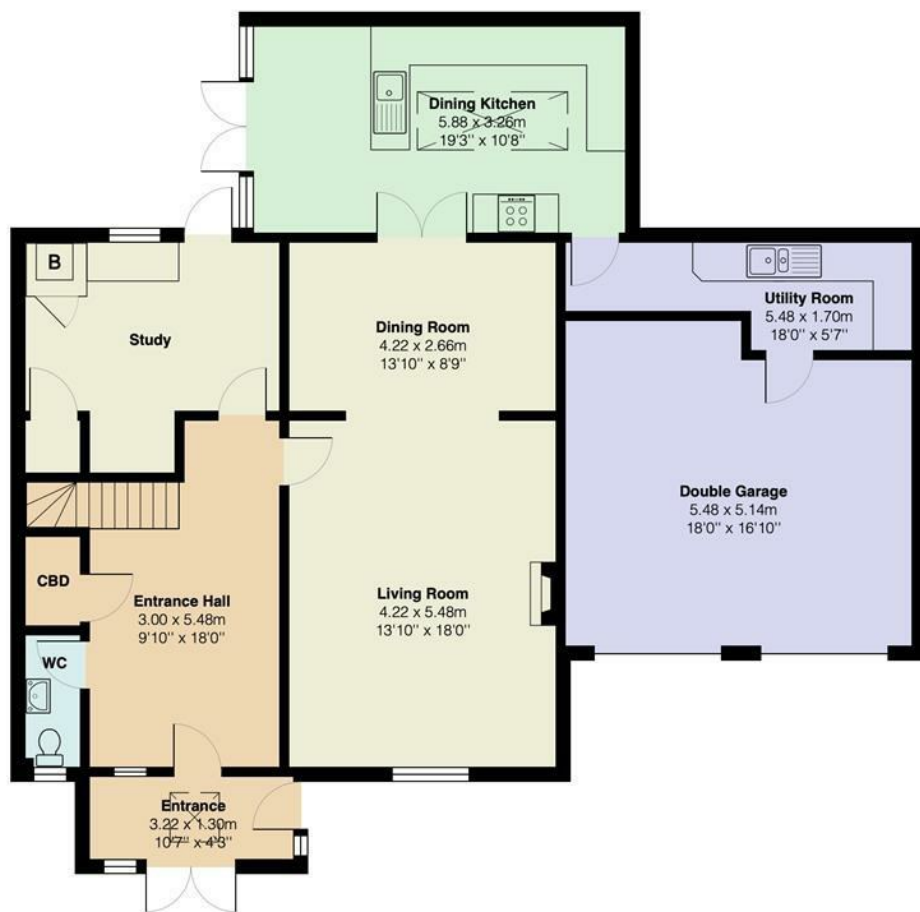
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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