



103 Balmoral Road, Morecambe

Morecambe

£595,000





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Morecambe, Morecambe

Magnificent 7-bed detached house and STUNNING coach house, original features, stylish interior design, garden, driveway with electric gates & EV charger.

Airbnb potential.

Council Tax band: D

Tenure: Freehold

- Impressive Detached Period Property
- Elegant & Ornate Original Features
- Beautiful Blend of Contemporary & Character
- Annex Coach House w/ Airbnb Potential
- 7 Bedrooms & 3 Bathrooms in House
- Driveway w/ Electric Gates & EV Charger
- Private Garden Space
- Stylish Interiors
- Great Amenities & Accessible to Eden North Site
- Transport & Travel Links





The House

The large, solid, panelled front door welcomes you to the front vestibule with ornate stained glass top and side lights. From here double doors invite you into the main hallway where high ceilings, detailed coving, Lincrusta, beautiful panelling and a stunning staircase create an impressive first impression. This is a house of distinction where an enduring history is complemented by Farrow & Ball colours and superb original features. In the bay fronted living room dual aspect windows make for a light, bright room. The central focal point is the ornately carved fireplace which retains its original makers plate - "Zoco Giovanni, Genoa 1898". This is mirrored by the detailed architrave to the panelled door.

The kitchen, dining room, study and bathroom are to the rear and upstairs you will find bedrooms and bathrooms over a further two floors.

The Coach House Annex

At the rear of the property the original Coach House has been beautifully and extensively modernised. It has been re-constructed using reclaimed York stone and original Welsh slate roof. It is run by the current vendors as holiday let accommodation with superb guest ratings on both Airbnb and Booking.com. The Coach House has a 75% occupancy averaging £125 a night and a handover can be arranged by negotiation should the next owner wish to continue. On the ground floor the Coach House has two solid wooden front doors. A door opens from the hallway to the ground floor accommodation and stairs lead up to the first floor. To the side of the stairs a large feature window makes stunning architectural feature.



Floor plan of the laboratory building showing four rooms and a central staircase:

- COLD STORE**: 15'4" x 9'6" (4.68m x 2.90m)
- CELLAR ROOM** (top right): 19'1" x 17'5" (5.82m x 5.30m)
- CELLAR ROOM** (bottom left): 17'5" x 8'2" (5.30m x 2.48m)
- CELLAR ROOM** (bottom right): 17'5" x 15'4" (5.41m x 4.68m)
- CELLAR**: Central staircase with an 'UP' arrow.

Floor Plan 1 (Top):

- STUDY: 13'0" x 11'5" (4.22m x 3.48m)
- BATHROOM: 11'5" x 7'0" (3.48m x 2.37m)
- HALL
- CUPBOARD
- KITCHEN: 17'3" x 9'6" (5.27m x 2.90m)
- DINING ROOM: 20'4" x 12'8" (6.20m x 3.85m)
- SITTING ROOM: 20'4" x 17'3" (6.20m x 5.26m)
- LIVING ROOM: 20'9" x 15'4" (6.22m x 4.68m)
- VESTIBULE
- UP (stairs)

Floor Plan Details:

- DRESSING ROOM STUDY:** 12'10" x 11'3" (3.91m x 3.48m)
- BEDROOM (Top Right):** 12'1" x 11'5" (3.69m x 3.48m)
- BEDROOM (Middle Left):** 12'8" x 12'2" (3.85m x 3.70m)
- BATHROOM:** 6'0" x 5'2" (1.83m x 1.58m)
- LANDING:** Central area with stairs labeled 'UP' and 'DOWN'.
- BEDROOM (Middle Right):** 12'2" x 9'0" (3.71m x 2.90m)
- BEDROOM (Bottom Left):** 17'5" x 17'3" (5.30m x 5.26m)
- BEDROOM (Bottom Center):** 8'10" x 7'10" (2.70m x 2.40m)
- BEDROOM (Bottom Right):** 16'2" x 15'4" (4.93m x 4.69m)
- HALL:** Located between the middle right bedroom and the bottom right bedroom.
- W.C.:** Located near the top right bedroom.
- W.C.:** Located near the bottom center bedroom.
- W.C.:** Located near the bottom right bedroom.
- W.C.:** Located near the bottom left bedroom.

BATHROOM
8'6" x 7'7"
2.44m x 2.31m

DRESSING ROOM
10'9" x 8'0"
3.28m x 2.44m

BEDROOM
14'8" x 10'1"
4.42m x 3.07m

LAND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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