



Apartment 3, Hazelwood Hall
Hollins Lane, Silverdale
Asking Price £295,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A luxury two double bedroom, two bathroom ground floor apartment with open plan living forming part of the fabulous Hazelwood Hall development set within 18.5 acres of mature grounds. The property can only be used as a second home or holiday accommodation and not as a principal residence.







3 HAZELWOOD HALL

A luxury ground floor apartment forming part of the fabulous Hazelwood Hall development set within 18.5 acres of mature woodland and gardens. Hazelwood Hall is located in the village of Silverdale being just a short drive from the amenities on offer in both Milnthorpe and Arnside and is within easy reach of the market town of Kendal, Carnforth, the Lake District and Yorkshire Dales National Parks and the M6.

The immaculately presented accommodation is finished to a high standard throughout and briefly comprises an entrance hall with storage, generous open plan living space which includes a fully equipped breakfast kitchen, dining area and sitting room with direct access to the terrace, two double en suite bedrooms and a cloakroom. Furniture and furnishings are included in the sale, please contact the office for further details.

Outside there is allocated parking, visitor parking, communal gardens and natural woodland. The residence also benefits from full access to the 18.5 acres of private grounds which surround Hazelwood Hall which were originally extensively redesigned by Victorian landscape garden designer Thomas Mawson around 1916.

The apartment is offered for sale with no upper chain.

Please note the Property must not be used for any purpose other than as a second home or for holiday accommodation and not as a principal residence.

ENTRANCE HALL

8' 8" x 4' 1" (2.65m x 1.25m)

Private entrance door, underfloor heating, built in cloaks and storage cupboard, cornice, telephone point.

OPEN PLAN KITCHEN, DINING AND LIVING SPACE

30' 8" max x 24' 11" max (9.36m x 7.61m)

BREAKFAST KITCHEN

13' 6" x 8' 2" (4.12m x 2.49m)

Excellent range of base and wall units, underfloor heating, double stainless steel corner sink, granite worktops and upstands, built in electric oven and microwave, induction hob with glass splash back and extractor hood over, integrated fridge, freezer, dishwasher and washing machine, breakfast bar with pendant lighting, cornice, recessed spotlights, under wall unit lighting, tiled splashbacks, plinth lighting.

SITTING/DINING ROOM

24' 11" x 17' 2" (7.61m x 5.25m)

Two single glazed French doors to terrace with feature lead glass windows over, underfloor heating, decorative electric fire to feature fireplace, cornice, television point, telephone point.

CLOAKROOM

6' 3" x 3' 4" (1.92m x 1.03m)

Heated towel radiator, W.C. with concealed cistern and wash hand basin in white, recessed spotlights, extractor fan, fitted mirror, part tiling to walls, tiled flooring.





BEDROOM

17' 8" max x 13' 3" max (5.39m x 4.05m)

Single glazed bay window, double glazed sliding sash window, underfloor heating, cornice, television point.

WALK IN WARDROBE

3' 9" x 3' 9" (1.15m x 1.15m)

Light and power, fitted shelving and hanging rail.

EN SUITE

7' 10" x 5' 6" (2.39m x 1.70m)

Heated towel radiator, underfloor heating, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and "P shaped" bath with thermostatic shower over, extractor fan, recessed spots, fitted to recess, fitted mirrored wall unit, shaving point, part tiling to walls, tiled flooring.

BEDROOM

17' 6" max x 7' 0" max (5.34m x 2.15m)

Double glazed sliding sash window, underfloor heating, excellent range of fitted wardrobes, cornice, television point.

EN SUITE

6' 7" max x 4' 4" max (2.02m x 1.34m)

Heated towel radiator, underfloor heating, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower, extractor fan, recessed spotlights, fitted mirror to recess, shaving point, part tiling to walls, tiled flooring.

OUTSIDE

Hazelwood Hall is accessed via a secure gated driveway which passes via the visitors parking area and leads on through the avenue of trees to the magnificent residence with allocated parking for each apartment. The mansion is encased by mature extensive grounds of 18.5 acres include natural woodland, terraces and seating areas. The apartment has two balconies and boasts prime position with delightful views across the gardens and grounds.

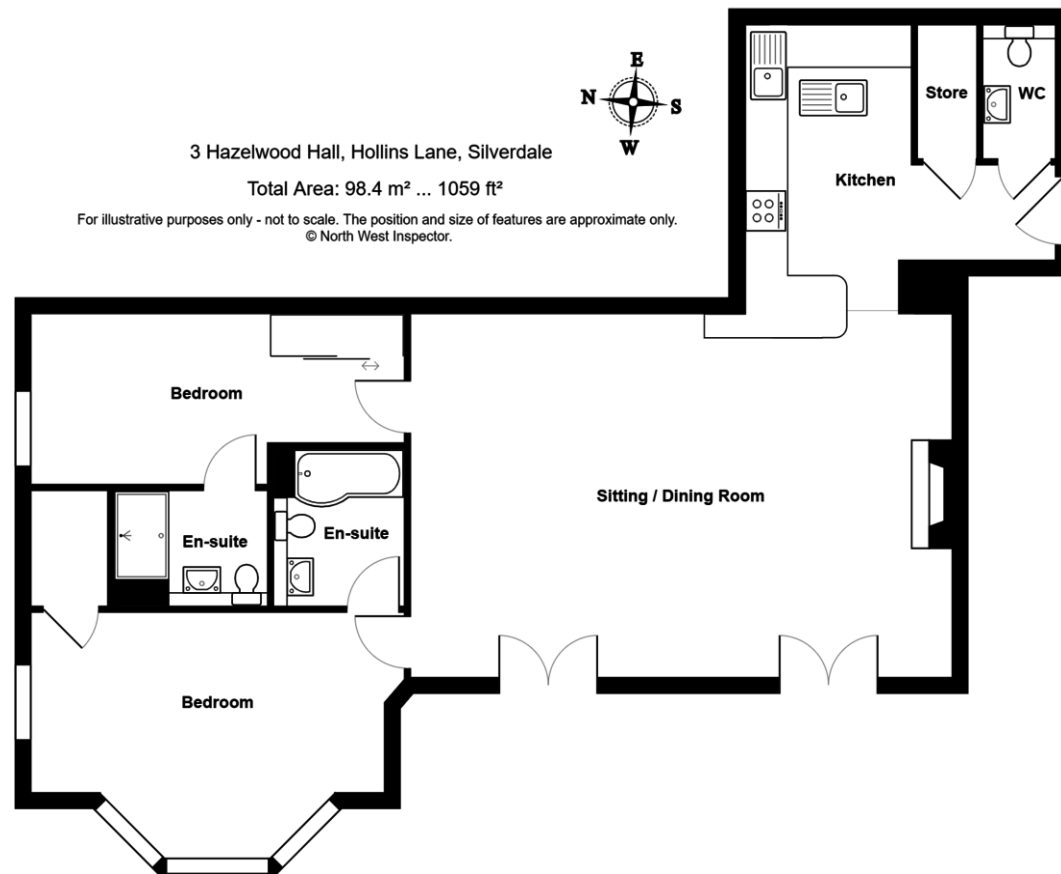
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700

E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825

E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335

E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999

E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings



Energy Performance Certificate HM Government

Apartment 3 Hazelwood Hall, Hollins Lane, Silverdale, CARNFORTH, LA5 9UD

Dwelling type: Ground floor flat Reference number: 8406-15175-8922-3506-0203

Date of assessment: 03 February 2020 Type of assessment: RdSAP, existing dwelling

Date of certificate: 05 February 2020 Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£2,103
Over 3 years you could save		£363

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 243 over 3 years	
Heating	£ 1,257 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 366 over 3 years	£ 366 over 3 years	
Totals	£ 2,103	£ 1,740	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Best energy efficient (lower ratings costs)

Current	Potential
74	78

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 201
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,500	£ 159

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyservice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From Milnthorpe take the A6 towards Lancaster and turn right at the Lakeland Wildlife Oasis signposted Arnside/Silverdale. Proceed along this road and turn left in to Thrang Brow Lane. Continue to turn right in to Storrs Lane passing Leighton Moss Bird reserve and Silverdale Golf club and merge in to Slackwood Lane. Proceed to turn left in to Hollins Lane to find the entrance to Hazelwood Hall on the left.