



Apartment 20, Hazelwood Hall,
Hollins Lane, Silverdale
Asking Price £220,000

Your Local Estate Agents
Thomson Hayton Winkley



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A luxury two double bedroom, two bathroom 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 for holiday accommodation and not as a principal residence.







ACCOMMODATION

20 Hazelwood Hall is a luxury second 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 briefly comprises generous open plan living space which includes a fully equipped breakfast kitchen and sitting room with a balcony and two double, en suite bedrooms. The accommodation benefits from double glazing, underfloor heating and fabulous views of woodland and the grounds.

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.

OPEN PLAN KITCHEN AND LIVING SPACE

26' 0" max x 19' 0" max (7.93m x 5.80m)

SITTING ROOM

20' 1" max x 19' 0" max (6.14m x 5.80m)

Double glazed French doors to balcony, double glazed sliding sash window, underfloor heating, built in cloaks and storage cupboard with lighting, fitted shelving and fitted coat hooks, cornice, recessed spotlights, entry phone, television and telephone points.

BREAKFAST KITCHEN

10' 7" max x 9' 3" max (3.23m x 2.82m)

Underfloor heating, excellent range of base and wall units, stainless steel under mount sink to granite worktops, built in electric oven and microwave, electric hob with glass splash back and extractor hood over, integrated fridge, freezer, dishwasher and washing machine, breakfast bar, recessed spotlights, cornice, under wall unit lighting, tiled upstands, plinth lighting, tiled flooring.





BEDROOM

13' 11" x 9' 10" (4.25m x 3.02m)

Double glazed sliding sash window, underfloor heating, television point, telephone point.

EN SUITE

7' 4" x 5' 7" (2.26m x 1.71m)

Double glazed sliding sash window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C. with concealed cistern, wash hand basin, "P shaped" shower bath with thermostatic shower over, extractor fan, recessed spotlights, fitted mirror with lighting and shaving point to recess, part tiling to walls, tiled flooring.

BEDROOM

11' 11" x 8' 7" (3.65m x 2.64m)

Double glazed sliding sash window, underfloor heating, loft access, television point

EN SUITE

5' 9" x 5' 6" (1.76m x 1.69m)

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 spots, fitted mirror with lighting to recess, fitted mirror, 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 apartments are encased by mature extensive grounds of 18.5 acres include natural woodland, terraces and seating areas. The apartment has a balcony and boasts delightful views of woodland and the grounds.

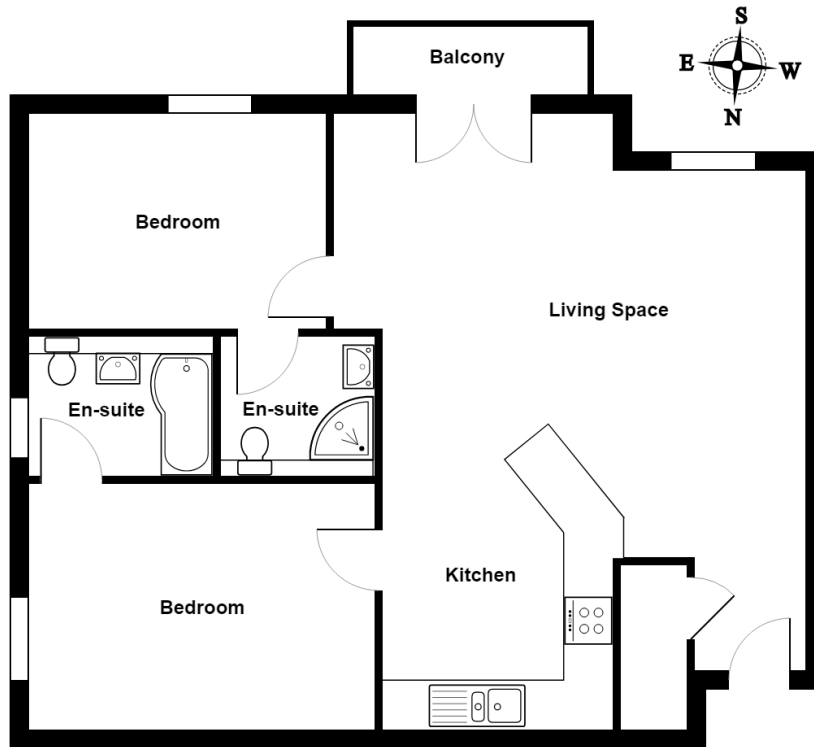
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.





20 Hazelwood Hall, Hollins Lane, Silverdale

Total Area: 69.6 m² ... 749 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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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.

Energy Performance Certificate

HM Government

Apartment 20 Hazelwood Hall, Hollins Lane, Silverdale, CARNFORTH LAS 0UD

Dwelling type: Top-floor flat Reference number: 8201-3195-7629-7907-8283
 Date of assessment: 01 February 2018 Type of assessment: RG&AP, existing dwelling
 Date of certificate: 01 February 2018 Total floor area: 71 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:	£ 1,452
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 168 over 3 years	
Heating	£ 759 over 3 years	£ 786 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 1,452	£ 1,311	

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 rating costs

Current	Potential
7C	7B

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.

Best energy efficient - higher rating costs

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	£25	£ 141

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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 is on the left.

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

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