



| Bolton Le Sands | Carnforth | LA5 9TN

Guide Price £1,700,000



david britton
ESTATES

Key features

- Extensive 8.5 acre estate, approached by private driveway
- Stunning 4 Bedroom Barn Conversion
- Indoor Swimming Pool & Gym
- 30ft x 43ft Outbuilding with workshop and office
- Detached One bedroom Holiday Cottage
- Over 6000 sq.ft of internal space combined
- Large Hardstanding area and Ample parking
- Ideal Equestrian lifestyle property
- Coastal Views
- Sits on edge of Bolton Le Sands, close to Morecambe bay

Description

Enjoying grounds of around 8.5 acres of private grounds, this 5026 sq.ft barn conversion offers an incredible lifestyle! Complete with Swimming Pool, an extensive 30ft x 43ft 'hanger', triple garage, gym with steam room, an abundance of flexible use rooms, views across to Morecambe Bay and a separate one bedroom holiday cottage which could be used as an additional income or for multi-generational living. Ideal for a lifestyle change or Equestrian interest.

A viewing of this wonderful home is highly recommended.

Directions



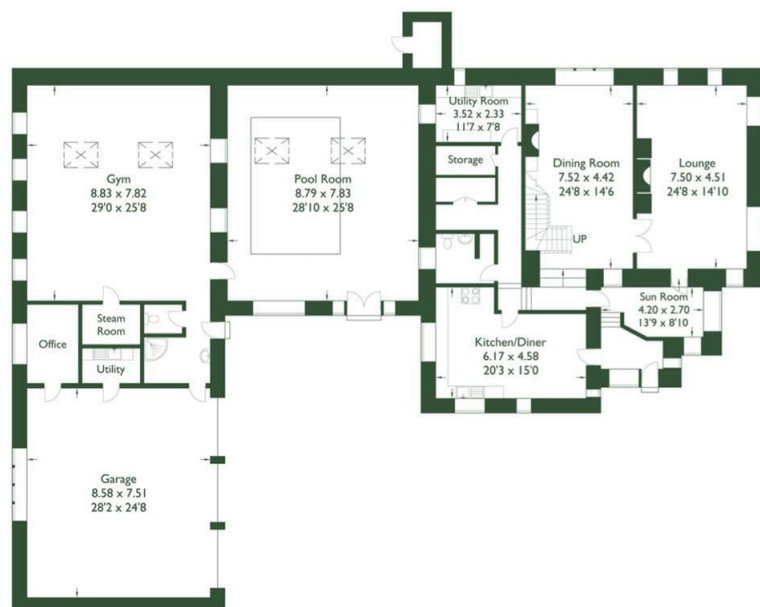
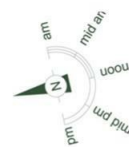


Floor plans

Approximate Gross Internal Area : 466.97 sq m / 5026.42 sq ft

Garage : 64.43 sq m / 693.51 sq ft

Total : 531.40 sq m / 5719.94 sq ft



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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