



Emesgate Lane,
Silverdale



WATERHOUSE
ESTATE AGENTS



WATKINS
AGENTS



Emesgate Lane, Silverdale

Freehold **£575,000**

A rare opportunity to acquire a charming yet traditional four bedroom home situated in the heart of the desirable village of Silverdale. This home offers spacious and versatile living accommodation with the ground floor currently featuring; an inviting and welcoming hallway that can also be accessed from the rear of the property, two reception rooms, a kitchen with potential to modernise overlooking the front gardens, a dining room with an impressive outlook over the rear garden and access from the hall to the cellar on the lower ground floor - ideal for storage currently or if renovated this could be used as an additional living space. On the first floor there are four generous bedrooms as well as a family bathroom featuring a convenient storage cupboard. The property is surrounded by mature and private gardens that stretch out to the rear creating a peaceful haven for all kinds of wildlife with open views out over nearby countryside and fields. The grounds also offer a variety of outbuildings, a carport and a private driveway. This really is an exciting property not to be missed! Silverdale is a very popular and sought after village and a designated Area of Outstanding Natural Beauty. The village boasts more facilities than most including; a convenience store, a butchers, newsagents, pharmacy, several local pubs, cafes and a school rated GOOD by OFSTED. There are good transport links from the village with a train station, a regular bus service and the M6 motorway is just 10 minutes drive away. Walking through the village you find a crown green bowling club, cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village and there are numerous walks locally around this beautiful area. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by. The community offers coffee mornings, a drama society, mother and baby groups, film nights and many more.



WATERHOU
ESTATE AGENT



GROUND FLOOR

Entrance hallway

1.74m x 4.34m (5' 9" x 14' 3") A bright and welcoming entrance to the home with high ceilings and an original tiled floor.

Living room

3.45m x 3.47m (11' 4" x 11' 5") Positioned at the rear of the property to take advantage of the views over the garden, the living room benefits from an open fireplace and a large bay window complete with sash windows allowing natural light to flood through.

Second reception room

3.29m x 3.29m (10' 10" x 10' 10") Situated at the front of the property with charming views across the front garden. This cosy, additional reception room features useful alcove storage and shelving while also offering an attractive wood burner on a slate hearth.

Kitchen

2.78m x 3.08m (9' 1" x 10' 1") A bright room fitted with a range of base and wall units with the potential to modernise. There are dual aspect views out to the wonderful front and side gardens.

Dining room

3.49m x 3.7m (11' 5" x 12' 2") A generous dining room with private views out to the rear garden. Two alcoves can be found to one side of the room with a central bay window allowing natural light in. There is ample space here to comfortably seat a table for six for formal meals and entertaining with family and friends.

FIRST FLOOR

Bedroom 1

3.46m x 3.51m (11' 4" x 11' 6") An appealing light and bright double bedroom with double aspect views out to the rear and side gardens.

Bedroom 2

3.37m x 3.47m (11' 1" x 11' 5") A bright and generous double bedroom situated at the front of the property.

Bedroom 3

2.89m x 3.75m (9' 6" x 12' 4") A double bedroom with a large sash window overlooking the rear gardens.

Bedroom 4

2.89m x 3.12m (9' 6" x 10' 3") Located at the front of the property featuring double aspect views to the gardens. Currently used as an office but it could also be used as a study, a hobby/ art room or as a dressing room if required.

Bathroom

1.72m x 2.44m (5' 8" x 8' 0") With the potential to modernise and consisting of a bath with a shower attachment, W.C and hand basin with half tiled walls. A large sash window allows an abundance of natural light through with the benefit of a built in storage cupboard for keeping the space tidy and uncluttered.

Landing

1.65m x 2.78m (5' 5" x 9' 1") A majestic landing with access to all first floor rooms. The open balustrades allow views to the half landing and ground floor and allow natural light to permeate the whole space. The grand half landing window is the centrepiece and makes the whole space feel bright and airy.

LOWER GROUND FLOOR

Cellar

3.33m x 3.45m (10' 11" x 11' 4") Accessed via the hallway, this is a generous sized room currently used for storage and perfect for ensuring the home is kept clutter free but it could also be renovated to create further living accommodation or a teenagers den.

Externally

Approaching the home from the lane, decorative iron gates greet you and lead down the driveway to the carport. There is space already here to comfortably accommodate two vehicles with the possibility of creating further parking space if required. Behind the carport is a stone built outbuilding perfect for the storage of bikes and garden tools with an additional outbuilding further back. A paved path leads through the formal front lawn and down to the imposing, stone built property. Mature hedges define the garden with thoughtful planting and mature trees throughout. A seating area in front of the home provides an ideal place to sit and take in the beauty, peace and quiet. Leading around the side of the property you are greeted with the magnificent rear garden stretching out, the majority of which is lawn. Mature trees, bushes and planting creating interest and zone the garden and there are delightful open views out over traditional stone walls to the countryside beyond.

Useful Information

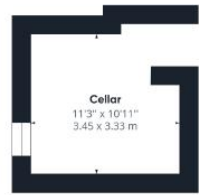
- House built - approx. 1908.
- Council Tax Band - F.
- Drainage - Cess pool (sole use) located in the far corner of the rear garden. Last emptied February 2022. Approx. £100 to empty.
- Property is not connected to foul water drainage or mains surface water drainage.
- Heating - Oil boiler installed 1997.
- Electrics - Mains. New board installed and all wiring checked in 2013.
- Access track from St Johns Grove is shared maintenance responsibility. £5 per year for vehicular access along this track.
- 'Hyperfast' B4RN broadband cable has been brought to the edge of the property - connection will need to be arranged.
- Mains Gas available at the side of the property.





WATERHOUSE
ESTATE AGENT





Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
1247.07 ft²
115.86 m²

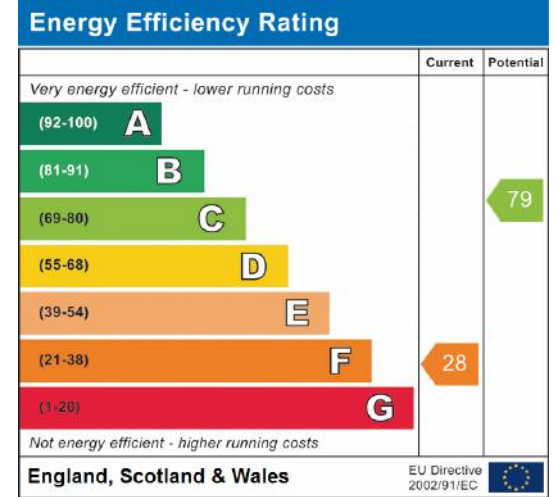


Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Waterhouse Estate Agents

10 Park Road Milnthorpe

Cumbria LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



WATERHOUSE
ESTATE AGENTS