



2 Elmslack Lane

Silverdale



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2 Elmslack Lane Silverdale

Freehold £630,000

A wonderful and unique, four bedroom and two bathroom, stone-built home offering original features, spacious and bright accommodation throughout, a garage and low maintenance gardens to enjoy. Internally the spacious accommodation is versatile and free flowing with various living areas that could be used a multitude of different ways to suit all lifestyles. Laid out over two floors and brimming with original features, each room is characterful and offers high ceilings with all benefitting from delightful views to the gardens with glimpses to the estuary beyond. Private and well established gardens surround the home with a low maintenance driveway and front garden leading to the garage and a formal, gravelled front seating area while the rear garden boasts several seating areas to enjoy the sun at all times of the day with mature planting and trees to enjoy. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village boasts more facilities than most including; a convenience store, newsagents and Post Office, library, butchers, doctors surgery and pharmacy, a local art gallery with cafe, several local pubs and cafes and a primary school rated GOOD by OFSTED. The vibrant community offers many clubs and societies for all ages with the village hall and institute providing a wide range of events. There is a recreational park and playground, regular film nights and the annual 'Silverdale and Arnside Art Trail' - a wonderful display of work from local artists, photographers and designers. Transport links from the village include a train station, a regular bus service and the M6 motorway is only a 10 minute 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 centre 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.





GROUND FLOOR

Entrance porch

A wonderful welcoming entrance to the home offering a glimpse of things to come! The tiled floor is perfect for accommodating muddy boots, shoes and paws with two feature exposed stone walls and a high vaulted ceiling. The wall of traditional windows allows natural light to flood the space with unique stained glass panes above.

Hallway

With a tiled floor running throughout and offering space to store coats, boots and shoes under the stairs. Natural light floods down from the staircase that leads invitingly up to the first floor.

Living room

A light and bright formal living room, open to the second reception room, with a feature gas coal effect fireplace with a beautiful fossilised limestone surround. Two alcoves sit either side of the chimney breast offering fitted shelving and storage. There is space to sit here and relax with views out to the front of the property.



Secondary reception room

Open to the living room and with the ability to be opened up to the garden room also, this is a fantastic additional room perfect for larger gatherings or it could be used as an office or snug.

Kitchen

A wide range of white gloss base and wall units with dark granite work surfaces and integrated appliances to include a large range cooker with extractor hood above, a waist height microwave, fridge and dishwasher. Open to the garden room providing a wonderful sociable space and taking advantage of the natural light emanating from here.

Dining room

A generous room brimming with homely features to include the gas stove sitting upon a brick fireplace with wooden mantle, original alcove storage cupboards and a traditional window with a deep sill and views out to the front garden. The room is able to easily accommodate a table to seat 10 and is located next to the kitchen for ease.

Garden room

A fantastic addition to the home boasting open views out to the private rear garden and direct access outside. Natural light fills the room and creates a relaxing and calming space. A breakfast bar for two overlooks the kitchen ideal for informal meals.

Utility room

Located just off the kitchen with views over the rear garden, this utility room provides space for a washing machine, dryer and a tall fridge freezer. There is a floor to ceiling cupboard perfect for storing larger items.

W.C

A great additional to any home with a concealed cistern W.C and a hand basin with vanity unit below offering space to store toiletries and a full wall of floor to ceiling cupboards.

FIRST FLOOR

Bedroom 1

A generous double bedroom boasting underfloor heating and offering dual aspect views to the front and rear gardens double doors

open up to reveal the Juliet balcony. A full wall of mirrored wardrobes provide ample space for storage ensuring the room can remain clutter free.

Bedroom 2

Boasting front facing elevated views to the estuary and beyond, this bright double bedroom benefits from two built-in wardrobes with a central chest of drawers.

Bedroom 3

A characterful double bedroom with rear facing views and a cast iron feature fireplace.

Bedroom 4

A front facing single bedroom with a built-in mirrored wardrobe, a work/dressing table area with fitted shelving above, currently used a craft room/ snug.

Bathroom

A bright and airy bathroom consisting of a bath, W.C and hand basin with half wood panelled walls. Two windows allow an abundance of natural light to flood through illuminating the room.

Shower room

Located next to the master bedroom this modern shower room consists of a large walk-in, mains fed shower with a rainfall shower head and separate handheld attachment, a W.C and hand basin with a vanity unit below. The décor is neutral in monochrome with a wall mounted heated towel rail, a tiled floor and walls.

Landing

A quirky landing offering access to all first floor rooms. There is a deep cupboard housing the boiler located between the bathroom and the shower room and a wonderful wall of bespoke cupboards underneath a Velux window providing a wealth of space for storage.

Garage

With an automatic electric front door, a pedestrian door located to the side and a large window allowing natural light in, this is a fabulous space for a workshop, storage or to be used for parking.

Externally

The low maintenance front garden frames the home and offers a generous driveway able to accommodate 4/ 5 vehicles comfortably as well as providing access to the garage and rear garden beyond. A patio and gravelled seating area, bordered with a low stone wall and mature planting can be found in front of the home, the ideal place to sit out with a glass of wine to enjoy the spectacular sunsets. The rear garden has several seating areas to appreciate the garden from all angles with a central lawn and a brick built shed tucked away.

Useful Information

Property built in 1904.

Tenure - Freehold.

Council tax band - D (Lancaster City Council).

Heating - Gas central heating.

Drainage - Septic tank (located in garden of neighbouring property).

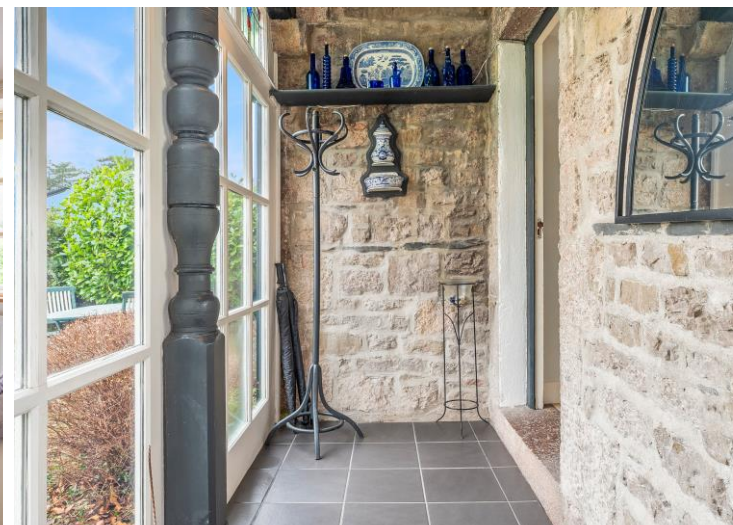
New roof in 2001.

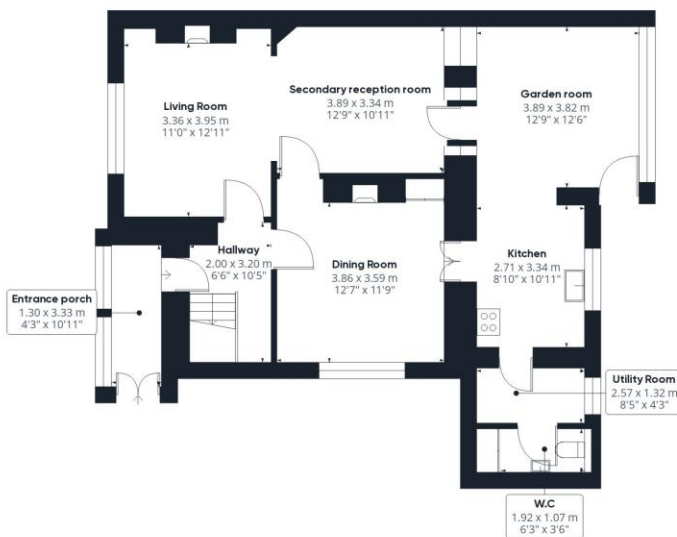
B4RN connection close by if required.

What3words location - [///direction.micro.tenure](#).

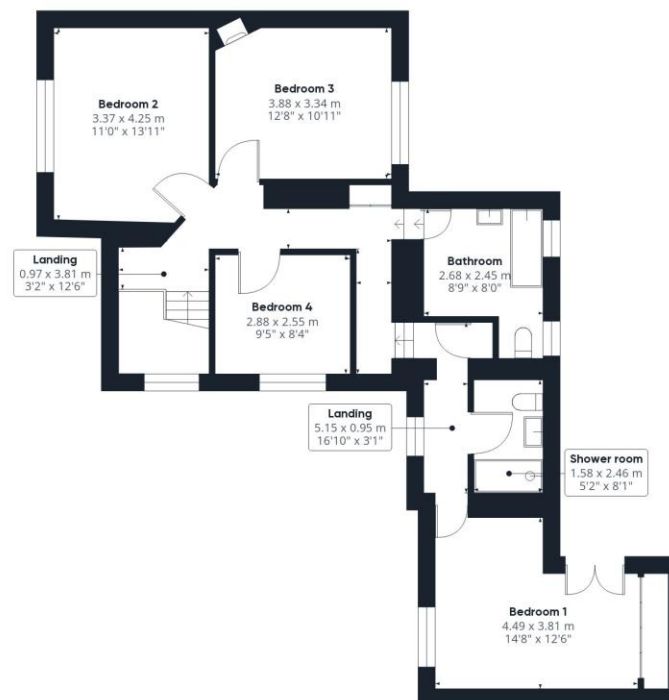








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

164.6 m²
1771.76 ft²

(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.

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