



# Brendon Chase

Bolton le Sands



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services









## Brendon Chase - Bolton le Sands

Freehold £650,000

Brendon Chase is an impressive, detached four-bedroom family residence, gracefully positioned on an expansive 1.2-acre plot within the charming village of Bolton-le-Sands. Originally constructed in the 1960s, this home has been cherished by the same family since new. Over the years, it has been thoughtfully extended in various areas, presenting exceptional potential for modernisation and transformation into a stunning family home. On the ground floor, you are greeted by a spacious hallway that provides direct access to the generously sized kitchen, which offers ample space for dining and cooking. The kitchen features dual-aspect windows, flooding the space with natural light and offering stunning views to the front of the property, facing west towards Morecambe Bay and the Grange Peninsula. Adjacent to the kitchen, there is a separate formal dining room, which wraps around to the front of the house, also overlooking the beautiful gardens and offering glimpses of the bay. A door from the dining room leads outside to the front of the property. Double glass doors open into the expansive living room, an ideal space for both family gatherings and entertaining guests. This inviting room can also be accessed directly from the hallway. At the rear of the property, a downstairs study offers a quiet retreat, while a separate door off the hallway leads into a large double garage. The ground floor further benefits from a convenient downstairs WC and a separate storage room, enhancing the practicality of the home. On the first floor, there are four spacious double bedrooms, each with its own en-suite bathroom. Three of these rooms face west, offering expansive views. Bedroom One is situated at the rear, featuring a gently sloping pine-clad ceiling, built-in wardrobes, and a sleek, modern shower room. Bedroom Two offers a charming corner window facing north and west, complete with a cosy built-in seat that provides breath-taking panoramic views. Its en-suite is fitted with contemporary fixtures. The third bedroom boasts westerly views over Morecambe Bay, fitted wardrobes, and an en suite bathroom styled with a vintage jade-coloured suite accented in gold. Bedroom Four also faces west and has direct access to the first-floor roof terrace. Its en-suite is fitted with a pampas-coloured suite, adding a touch of character. Externally the property boasts an impressive driveway that gracefully curves from the front of the house to the rear, leading to a spacious parking area with access to the garage. Behind the garage, there's an external entrance to the boiler room. The expansive gardens cover a generous 1.2 acres, offering ample space for gardening enthusiasts, children's play, or hosting guests. At the garden's edge lies a secluded outdoor pool, basking in sunlight and providing a private retreat that has been cherished by previous owners. The front gardens feature wide, open lawns, while adjacent to the pool are grounds from a former tennis court that could be restored or repurposed to suit new interests. An orchard with apple and plum trees adds a charming touch to this property, enhancing its appeal with a blend of functionality and natural beauty. Bolton le Sands is a large and vibrant village in Lancashire boasting excellent transport links close by with nearby train stations in Morecambe and Carnforth, the M6 Motorway being approximately 5 minutes' drive away and a main bus service passing through the village regularly. Within Bolton le Sands there are 3 churches, a fish and chip shop, 2 pubs, various restaurants and eateries and a primary school rated 'GOOD' by Ofsted. There is an active community and various picturesque walks to enjoy along Lancaster Canal and along the beach.









## GROUND FLOOR

**Living room** - A wonderfully bright room with space for all the family to relax together. A large box bay window overlooks the private gardens and allows an abundance of light to illuminate the space. A Stovax wood burning stove offers a cosy touch and is surrounded by a decorative slate surround.

**Kitchen** - Split into two distinct sections yet open to each other for social cooking, dining and living. The naturally bright kitchen (2.44m x 3.14m) boasts a wide array of wooden base and wall unit storage with a good spread of work surface space. A warm wooden floor ties the two areas together perfectly. Integrated appliances include a double oven, induction hob with extractor hood above. There is space for a tall fridge freezer and dishwasher. Wonderful elevated views can be found out of all the windows.

**Dining room** - Flooded with natural light, this is a zoned dining room with a feature recessed electric fire. There is built-in sideboard storage and feature picture shelves.

**Sun room** - A fabulous additional living area perfect for sitting to gaze over the gardens and enjoy the sun. Large sliding doors lead effortlessly outside to the balcony to bring the outdoors, in. This room connects the main living areas ensuring a flow to the home.

**Snug/ office** - A versatile room, currently set up as an office and snug, this would make a great home office space. An open fireplace stands to one wall and the corner windows frame views over the gardens.

**WC** - A must have for all busy homes! Consisting of a WC and a hand basin with a large frosted window allowing natural light to fill the room.

**Garage** - An impressive garage boasting a large up and over front door, a side door leading out to the garden and an internal door leading to the hallway. A window to the rear ensure natural light and there is heating present as well as light and power.

## FIRST FLOOR

**Bedroom 1** - A large double bedroom enjoying dual aspect, elevated views with a feature pine sloping ceiling. A wall of fitted wardrobes with sliding mirrored doors ensures that the space can be kept clutter free.

**En-suite bathroom** - A modern room offering a walk-in shower cubicle with a mains fed shower, a WC and a hand basin within a vanity unit providing useful storage space. The walls are tiled with a large frosted window allowing natural light in.

**Bedroom 2** - A light and airy double bedroom with a large picture window and space to sit and relax to admire the views. A deep, built-in wardrobe ensures a good amount of storage space.

**En-suite bathroom** - Consisting of a bath with an overhead electric shower, a hand basin within a vanity unit and a WC. The

large window allows an abundance of natural light to fill the room.

**Bedroom 3** - A wonderfully bright double bedroom with large, feature windows allowing elevated views over the gardens.

**En-suite bathroom** - A five piece bathroom boasting a jacuzzi bath, a separate shower cubicle with a mains fed shower and a rainfall shower head, a WC, a bidet and a double hand basin set up with vanity unit storage below. There are tiled splashbacks and a cosy heated towel rail to utilise.

**Bedroom 4** - Flooded with natural light, this is a good sized double bedroom with a large picture window and a door leading out to a balcony overlooking the front gardens.

**En-suite bathroom** - A four piece bathroom with a compact bath, a separate, a mains fed shower cubicle, a WC and a hand basin within a vanity unit. The window allows the room to be naturally illuminated and there is a built-in storage cupboard, perfect for keeping towels and toiletries.

## Externally

Externally, the property features an impressive driveway that curves gracefully from the front to the rear, leading to ample parking and garage access, along with an external entrance to the boiler room. Set within 1.2 acres, the expansive gardens provide ideal space for gardening, play, or entertaining. At the edge of the garden, a sunlit, private pool offers a secluded retreat, while wide lawns at the front and a former tennis court area present options for restoration or new ideas. An orchard of apple and plum trees adds charm and natural beauty to this delightful property.

## Useful Information

House built - 1962.

Tenure - Freehold.

Council tax band - G (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///pumps.snug.slimmer.



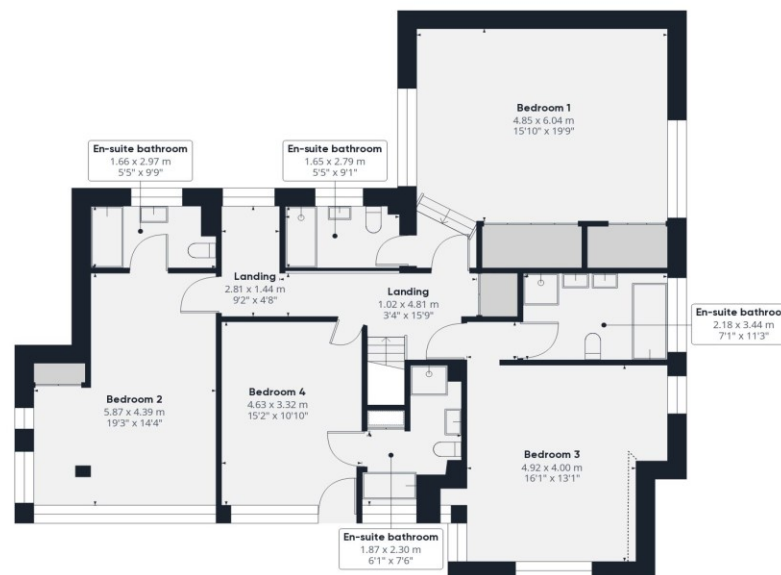








Ground Floor



Floor 1

Approximate total area<sup>m</sup>

287.26 m<sup>2</sup>

3092.05 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

4.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Waterhouse Estate Agents**

10 Park Road,  
Milnthorpe, LA7 7AD

**Tel: 01524 760048**

[info@waterhouseestates.co.uk](mailto:info@waterhouseestates.co.uk)

[www.waterhouseestates.co.uk](http://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**  
Local, Professional Property Services