



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

20a Stankelt Road - Silverdale





Features

- Four bedrooms, one with en-suite
- High quality fixtures and fittings throughout
- Wonderful countryside views from the rear
- Underfloor heating in the kitchen, office, and hallway
- Garage and generous driveway
- Generous plot with fantastic garden

This stunning 4 bed detached property offers uninterrupted views over a National Trust landscape of meadow and woodland while being conveniently situated close to the amenities of Silverdale. The ground floor welcomes you with a spacious entrance hallway, leading into a sleek, modern kitchen that seamlessly connects to the dining room, creating the ideal space for family meals while overlooking the fabulous rear garden. A separate living room features a large bay window and vaulted ceiling, providing elevated views of the garden and flooding the space with natural light. Also on the ground floor is a stylish four-piece bathroom suite, a well-proportioned double bedroom and a single bedroom currently used as a home office. Upstairs, you'll find two further generous double bedrooms, both boasting scenic

views. One benefits from a high-quality en-suite bathroom, while the other includes built-in storage for added practicality and comfort. Externally, the property showcases a beautifully landscaped rear garden with uninterrupted views of the countryside and fields beyond. Accessible from the living room, dining room, and kitchen, the garden includes two patio areas—both with steps gently leading down to a formal lawn. Striking limestone rockeries filled with a wide variety of plants, raised flower beds, and a productive vegetable plot add to the charm and character of this outdoor oasis. 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'. Transport links from the village include a train station, a regular bus service and the M6 motorway is a 10 minute drive away. 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 hallway - A bright, spacious, and welcoming entrance hallway that seamlessly connects to all the ground floor rooms. A stunning oak staircase rises gracefully to the first floor, perfectly complementing the matching oak internal doors.

Kitchen - A bright and airy bespoke kitchen, thoughtfully designed with an abundance of cream gloss base units, open bookshelves, and a full-height double-door larder cupboard. Sleek work surfaces provide generous preparation space, enhanced by ample electrical sockets for convenience. Integrated appliances include a five-ring gas hob with an overhead extractor hood, waist-height double ovens with a warming drawer, a dishwasher, fridge, freezer, and space for a washing machine. The kitchen benefits from triple-aspect views overlooking the gardens, along with an electrically operated Velux window that fills the space with natural light. A convenient door provides direct access to the outdoors.

Dining room - A thoughtfully zoned dining area, seamlessly adjoining the kitchen and enjoying delightful views over the garden. Bathed in natural light, this inviting space features French doors opening onto a Juliette balcony, while an additional door leads directly to the patio—ideal for al fresco dining and outdoor relaxation.

Living room - A charming living room centred around a striking log-burning stove, offering elevated views over the gardens. Flooded with natural light, the space flows effortlessly into a large bay window framed by a vaulted ceiling, enhancing the sense of openness and warmth. A door leads directly to the patio with glazed balustrades—perfect for relaxing or entertaining family and friends.

Bathroom - A stylish four-piece bathroom suite comprising of a quadrant, mains-fed shower, a bath, W.C., and a hand basin. The walls are finished with neutral tiling, complemented by a tall heated towel rail for added comfort.





Bedroom 3 - A spacious double bedroom featuring a large picture window that over looks the front of the property, filling the room with natural light.

Bedroom 4 - Situated at the front of the property, this versatile room could easily serve as a fourth bedroom. It features a fitted shelving alcove, making smart use of the available space as well as also having access to a boarded loft space.

Garage - A generously sized garage featuring both a separate pedestrian entrance and an up-and-over front door. Natural light floods the space through two side windows and twin Velux roof windows in the apex roof. The garage is also equipped with lighting, power, and heating for added convenience

FIRST FLOOR

Bedroom 1 - A generous and bright double bedroom featuring dual-aspect windows, one offering elevated rear views over the garden and out to the countryside beyond.

En-suite - A modern and bright en-suite featuring a quadrant shower with a mains-fed unit, a concealed cistern WC, and a wall-mounted hand basin, all complemented by a heated towel rail. An electrically operated Velux window floods the space with natural light, while a cleverly designed bench seat with integrated storage adds both practicality and charm.

Bedroom 2 - A beautifully bright double bedroom with dual-aspect windows, one offering elevated rear views over the garden and out to the countryside beyond. The room also benefits from built-in storage for hanging clothes, along with an additional internal cupboard.

Externally

A shared private driveway leads to the front of the property, providing comfortable parking for three vehicles. A charming feature wood store sits at one end, all enclosed by low limestone walling and mature hedging, offering both character and privacy. Pathways on either side of the property lead into the beautifully landscaped, south-facing rear garden. The rear garden opens up to reveal stunning views across the nearby countryside. A raised patio seating area, enclosed by sleek glazed balustrades, comfortably accommodates a table for six and is easily accessed from the living room and dining room—perfect for indoor-outdoor living. Steps gently descend past a serene wildlife pond and striking natural limestone areas, filled with a rich variety of plants. Beyond lies a well-tended formal lawn, bordered by additional natural limestone areas that bring vibrant colour and texture throughout the seasons. To the other side of the formal lawn you will find raised flower beds and a productive vegetable plot. Additional steps lead to a second seating area, easily accessed from the dining room—an ideal spot to unwind and take in the beauty of this thoughtfully designed and captivating garden.

Undercroft - Accessed from the garden through a side door this space—despite restricted head height—offers a practical solution for additional storage and also houses the boiler. It is fitted with lighting and power for added functionality.



Useful Information

House built - 1962 and re-developed in 2008.

Tenure - Freehold.

Council tax band - E.

Local authority - Lancaster City Council.

Drainage - Septic tank located in bottom of garden shared with no other properties.

Heating - Gas.

Internet provider- B4RN

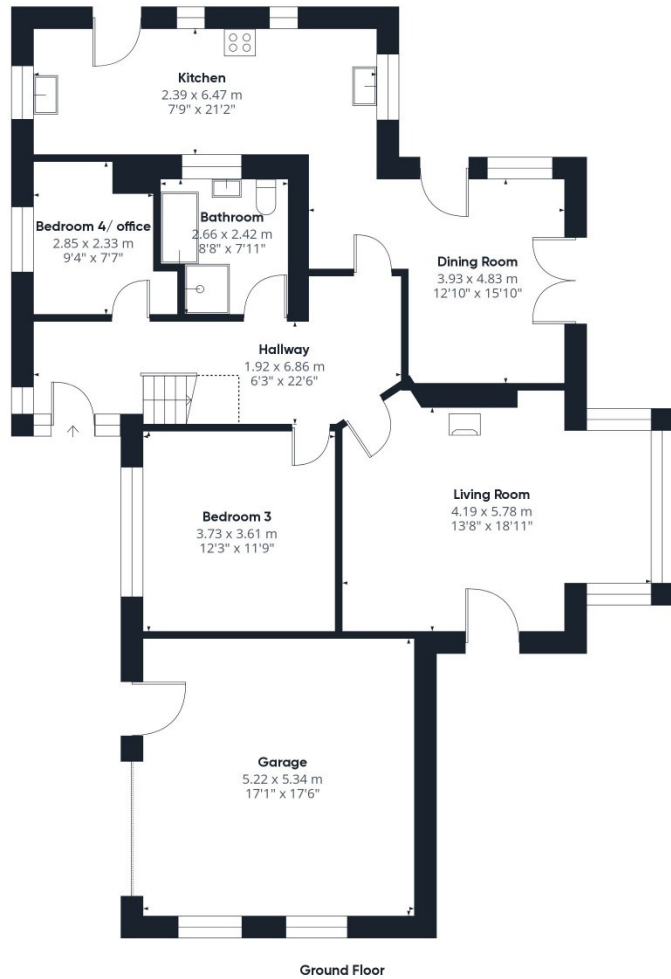
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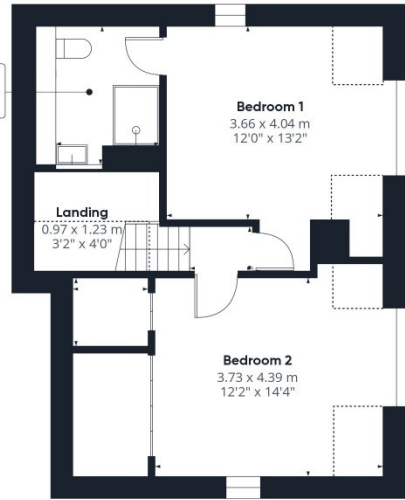
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En-suite
2.52 x 2.00 m
8'3" x 6'6"



Approximate total area⁽¹⁾

171.04 m²
1841.06 ft²

Reduced headroom

7.63 m²
82.14 ft²

(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.

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