



WATERHOUSE
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Local, Professional Property Services

The Malt Barn – Bolton le Sands





Features

- Beautifully converted barn with original features throughout
- 5 bedrooms - the master with a dressing room and an en-suite
- Modern and spacious living accommodation
- Benefitting from an integrated garage and parking for 3 vehicles
- Low maintenance gardens offering privacy

An impressive, characterful barn conversion located in Bolton-le-Sands, offering a wealth of space, versatility, and charm. With 5 bedrooms, 2 bathrooms, and generous living areas. The ground floor is beautifully laid out to provide both practicality and comfort. At its heart is a superb kitchen and dining room – the perfect space for family meals and entertaining friends – with ample room for a large dining table and direct flow into the other living areas. The generous bright living room is a wonderful space to relax, with plenty of natural light and enough room to accommodate the whole family. A useful utility room, downstairs WC, and a rear porch complete this level, adding

functionality and convenience. The first floor continues to impress, with three spacious double bedrooms, including a luxurious master suite complete with a dressing room and stylish four-piece en-suite. Two further bedrooms provide flexibility, whether used as guest rooms, children's rooms, or even a home office. A well-presented family bathroom serves these bedrooms, offering both a bath and a separate shower. Light and space flow throughout the property, with thoughtfully designed layouts and finishes that make it feel bright and airy along with original features. Outside, the property offers low-maintenance gardens, ideal for enjoying outdoor

living without the upkeep. There is an integrated garage and private parking for up to three vehicles, providing ample space for family and visitors alike. 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

Kitchen/ dining room - This stunning kitchen and dining area is located at the front of the property, accessed directly from the front door. Designed with a blend of modern luxury and rustic charm, it features sleek white cabinetry paired with premium Silestone worktops, offering both durability and elegance for a clean yet warm feel. The kitchen is equipped with premium Siemens appliances, including a built-in coffee machine, double oven, warming drawers, a combination microwave, dishwasher, and a wine cooler. There is also space designed to accommodate a large American-style fridge/freezer. The cooking area boasts a Siemens wok, barbecue, induction hob with an extractor fan above, complemented by a striking red splashback that runs between the wall and base units. A bright window sits above the sink, overlooking the front of the property. Adding character, exposed ceiling beams maintain the property's barn-inspired feel, balanced with recessed spotlights and statement pendant lighting to create a contemporary finish. The space is truly the heart of the home, offering a central breakfast bar finished with Silestone worktops, perfect for casual dining, as well as room for a table seating up to six. Underfloor heating ensures year-round comfort, while beyond the staircase, there is additional space which could be used for storage or as a hobby area, enhancing the versatility of the room.

Living room - The living room is a spacious and inviting area located at the rear of the home. At its heart sits a gas fireplace with a classic white surround, creating a warm and welcoming focal point. Large sliding doors open directly onto the garden, filling the room with natural light and offering lovely views of the outdoor space. There is ample room for seating, making it ideal for entertaining guests or enjoying family time. Stylish glass panels connect the room to the kitchen and dining area, allowing light to flow throughout the home, while a feature stone wall adds character and a cosy atmosphere.

Utility room - The utility room is a generous, dedicated space designed for practicality and organisation. Perfect for boots, coats, and general storage, it helps keep the rest of the home clutter-free. It is fully equipped with plumbing for both a washing machine and dryer, along with a sink, making it an ideal laundry area conveniently set apart from the main kitchen.





WC - The property includes a convenient downstairs W/C, fitted with a toilet and wash basin. This useful addition offers practicality for guests and everyday family living, while helping to keep the main bathroom free for private use.

Rear porch - The property also benefits from a charming rear porch, accessed directly from the living room and serving as a convenient entry point from the rear garden into the home.

Garage - Double fronted doors open up from the driveway and into the garage, which offers ample storage space and features an internal door leading to the kitchen and dining area.

FIRST FLOOR

Bedroom 1 - A bright and spacious double bedroom with a rear-facing window and a Velux skylight that floods the room with natural light, open to the adjoining dressing room.

En-suite - A four-piece en-suite featuring a freestanding bath, a quadrant mains-fed shower, a concealed cistern WC, and a hand basin set within a vanity unit for storage. A Velux window floods the space with natural light, while a heated towel rail, tiled walls, and a mirrored area behind the bath enhance the sense of space.

Dressing room - A fabulous addition to the main bedroom, offering an abundance of fitted storage solutions and a dressing table area, keeping the main bedroom clutter-free with a rear-facing window that fills the space with natural light.

Bedroom 2 - A bright double bedroom featuring a Velux skylight and also a front-facing window, flooding the room with natural light.

Bedroom 3 - A double bedroom with a Velux skylight and a front-facing window, allowing natural light to fill the room.

Bedroom 4 - A bright bedroom with a Velux skylight.

Bedroom 5/ office - Currently used as an office, this room could also be a single bedroom, nursery or dressing room and benefits from a Velux skylight.

Bathroom - A four-piece bathroom featuring a bath, quadrant electric shower, concealed cistern WC, and a basin, complete with a heated towel rail. A long walk-in cupboard provides additional storage and the Velux allows natural light to flood in.

Externally

The front of the property boasts a driveway capable of accommodating one vehicle in front of the garage and also 2 parking spaces adjacent to the property, alongside a sectioned, walled patio that adds both privacy and character. To the rear, the property enjoys a secluded walled garden, designed for low-maintenance living with an astro turf lawn and a curved raised bed, ideal for introducing vibrant plants or flowers to enhance the space. A patio area directly adjacent to the house provides a perfect spot for outdoor dining, relaxing, or entertaining guests, making the garden a versatile and inviting extension of the home.

Useful Information

House built - 1800's and converted in 1984.

Tenure - Freehold.

Council tax band - F (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

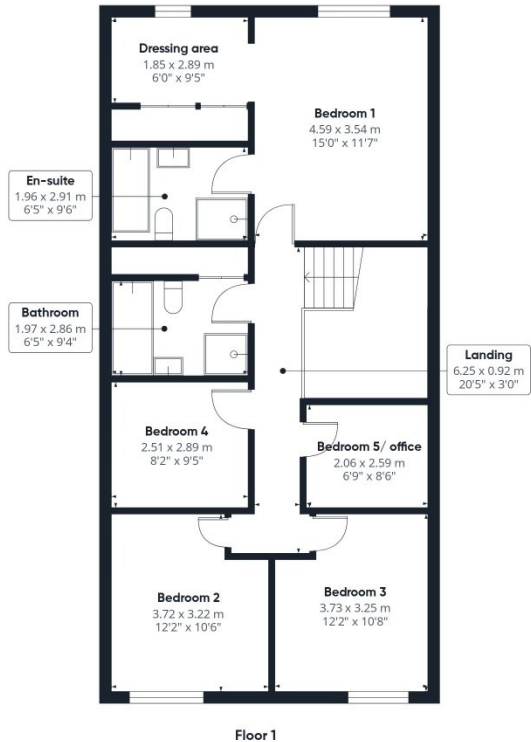
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Approximate total area⁽¹⁾

169.8 m²
1827 ft²

Reduced headroom

4.5 m²
48 ft²

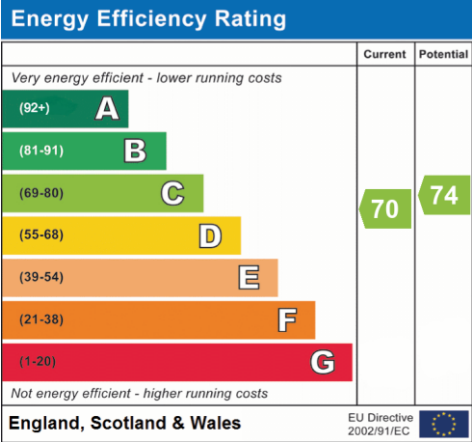
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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