



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Apt 5, Hazelwood Hall - Silverdale





Features

- A grand and immaculately presented two bedroom ground floor apartment
- Full of beautiful features throughout
- An exclusive private terrace surrounded by greenery
- Spacious, light-filled open plan living
- 18.5 acres of beautiful communal gardens to enjoy
- One allocated parking and visitor spaces available

A grand and immaculately presented 2 bedroom, ground-floor apartment, set within an impressive Victorian mansion and surrounded by 18.5 acres of beautifully manicured communal gardens and woodland. Situated in the popular village of Silverdale, the property offers a wealth of nature walks on the doorstep, excellent transport links, and a great selection of local shops and amenities. This is an ideal 'lock-up-and-leave' home, combining peace of mind and security with a touch of opulence. Please note that the property can only be used as a second home and not as a permanent residence. The apartment

boasts high ceilings and period charm throughout, with a fantastic open-plan kitchen, living, and dining area featuring an impressive bay window overlooking the stunning grounds and woodland, complete with an elegant marble fireplace. A central hallway provides access to two double bedrooms, one with an en-suite, and a modern shower room. Both bedrooms feature built-in wardrobes and French doors giving direct access to a private terrace, perfect for a table and chairs to enjoy the serene views. The property's private terrace offers a tranquil space to relax, while the wider

communal grounds provide wonderful open views over landscaped gardens and woodland. Residents also enjoy access to a charming summerhouse and a Pavilion, ideal for family gatherings and parties, all set within meticulously maintained grounds that can be enjoyed year-round. Hazelwood Hall offers 21 apartments in total and are all exclusively second and holiday homes with a designated management company taking the hassle out of any repairs or maintenance required offering peace of mind for all owners.



Entrance porch - An inviting entrance to the home featuring a practical area to hang coats, remove shoes, and a built-in cupboard for storing items before entering the main living space.

Kitchen/ dining room - This generous, bright, and beautifully appointed kitchen and living area provides a fantastic space to socialise and entertain with family and friends. Showcasing high ceilings with detailed cornices and a decorative ceiling rose, the room exudes elegance. The kitchen is fitted with an abundance of sleek cream base and wall units, along with additional storage within the peninsula, which also offers seating on the opposite side to create a stylish breakfast bar, all complemented by striking dark granite worktops. Integrated appliances include an electric hob with extractor above, oven, microwave and dishwasher with space for a freestanding fridge/freezer. The kitchen area is finished with a practical tiled flooring, combining style with easy maintenance.

Living room - Featuring an impressive bay window, perfect for sitting and admiring the beautiful views of the formal gardens framed by mature trees, this elegant space exudes charm and character. High ceilings adorned with decorative cornices and a beautiful ceiling rose enhance the sense of grandeur. At the heart of the room sits an impressive electric fire, set on a slate hearth and framed by an elegant marble fireplace. There is ample space for a dining table, making this a wonderful room for socialising or relaxing while appreciating the period features and splendid views of the garden.





Bedroom 1 - An impressive, spacious double bedroom boasting high ceilings with elegant coving, and two sets of french doors that flood the room with natural light while providing direct access to a private terrace. The room is further enhanced by a full wall of fitted wardrobes, offering ample stylish storage.

En-suite - A modern four-piece suite comprising a bath, built-in shower cubicle with electric shower, a concealed cistern W.C., and a wall-mounted hand basin. The floor and splashbacks are finished with neutral tiles, complemented by an electric heated towel rail. A recessed shelf provides a stylish space for displaying toiletries, all set beneath a large mirror.

Bedroom 2 - A charming double bedroom featuring a high ceiling with elegant coving and a feature sash window. French doors flood the room with natural light and open out to a private terrace, while stylish built-in wardrobes provide ample storage space.

Shower room - A contemporary shower room comprising a shower cubicle with mains-fed shower, a concealed cistern W.C., and a wall-mounted hand basin. The walls and splashbacks are elegantly tiled, complemented by an electric heated towel rail. A recessed shelf and large mirror add both style and practicality.

Hallway - A central hallway, accessed from the living areas that provides direct access to the two bedrooms and the shower room.

Externally - The apartment benefits from a private terrace, accessible from both bedrooms. Designed to be low maintenance, it features stone flags and gravel, providing the perfect space for a patio table and chairs or for displaying potted plants. Beyond the stone wall, there are views of the grand Belvedere set within the communal gardens. The impressive communal gardens consist of approx. 18.5 acres to use and enjoy with woodlands areas, rose gardens and meandering paths throughout. There is a wonderful Pavilion within the grounds for the use of residents for family gatherings and parties. The grounds are immaculately maintained at all times and available for use all year round.

Useful Information

House built - Converted in 2008.

Tenure - Leasehold - 125 years from June 2008.

Associated costings are £1652.00 per quarter to include buildings insurance, maintenance, communal areas - window cleaning, boiler/ water maintenance, garden & external maintenance, fire protection system, water bill.

Drainage - Septic tank.

Council tax band - E (Lancaster City Council).

Heating - Underfloor heating.

Water - Metered.

What3Words location - [///headboard.quiz.triangle](https://www.what3words.com/#!/headboard.quiz.triangle)

Each property owner forms part of the committee.

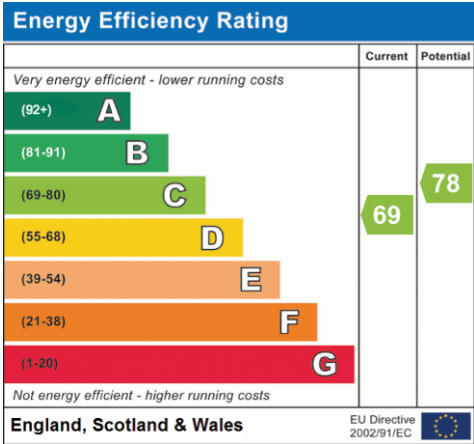
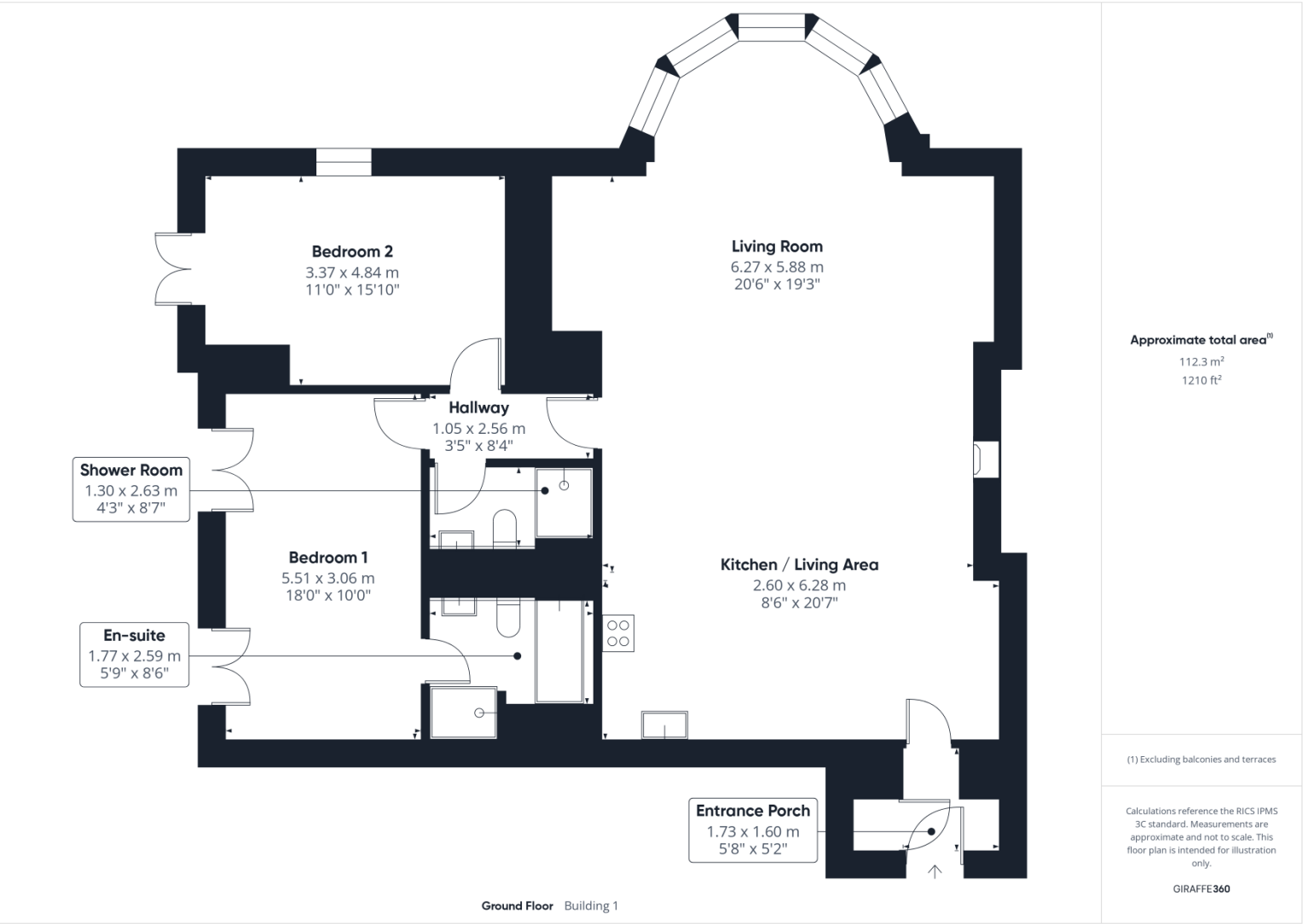
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