



46A Main Road, Bolton Le Sands,  
Carnforth, LA5 8EQ

46A, Main Road, Bolton Le Sands, Carnforth

## The property at a glance **2** **1** **1**

- Charming Stone Built Coach House/Apartment
- Two Double Bedrooms; En Suite WC to Master
- Modern Fitted Kitchen & Generous Lounge Diner
- Stunning Character Features; Exposed Stone Walls & Ceiling Beams
- Sought After Village Location in Bolton Le Sands
- Large Integral/Underbuilt Garage & Off Road Parking Space
- Gated Access from Rear Boundary down to Canal
- Council Tax Band A
- Freehold
- EPC Rating D

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**£180,000**



# Get to know the property



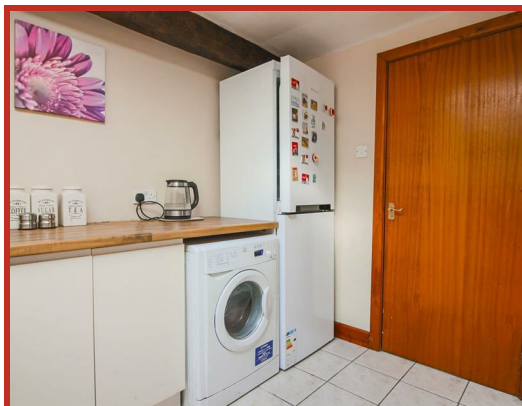
Charming stone built coach house/apartment situated in the sought after village of Bolton Le Sands, boasting two double bedrooms and garage!

Offering well proportioned accommodation with delightful character features throughout including exposed stone walls and ceiling beams. The property is neutrally presented throughout - ideal for a purchaser to put their own stamp on the property or for a buy to let investor.

Entrance is from the rear elevation with external staircase leading up to the first floor accommodation. The entrance vestibule in turn opens to the generous lounge diner which features a pebble effect electric fire set in a granite surround and wooden ceiling beams giving a rustic country cottage feel. From the lounge diner there is access through to the kitchen and the inner hallway - with the kitchen offering a range of modern base units in cream gloss with wood effect worktops to complement, integrated oven, hob and extractor hood, plumbing for washing machine and space for full height fridge freezer.

The inner hallway leads to both bedrooms which are good size double rooms with feature stone walls, with one benefiting from an en suite WC. Also accessed from the inner hallway is the shower room comprising of a double walk in shower enclosure, low flush WC and vanity wash hand basin.

Further benefits to the property include double glazing and gas central heating throughout and access to the loft space.



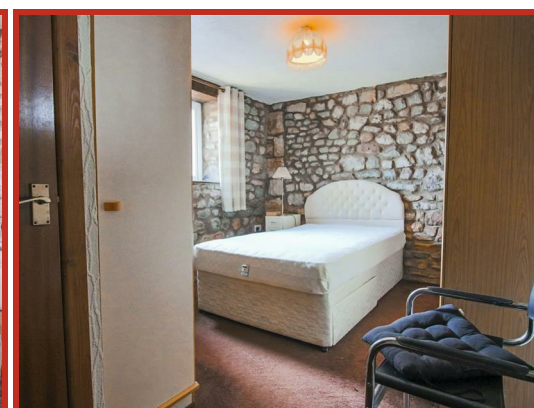


Externally, the apartment benefits from an integral/underbuilt garage - generously proportioned at 24'9 x 10'5 - providing ample storage space with additional space for parking in front. To the rear elevation, there is a strip of land leading from the external staircase to the rear boundary, where you will find gated access down to the canal - with its own decking/mooring.

Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including schools, post office, shops and restaurants. Bolton Le Sands is an ideal area for families, couples or individuals alike, with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby.

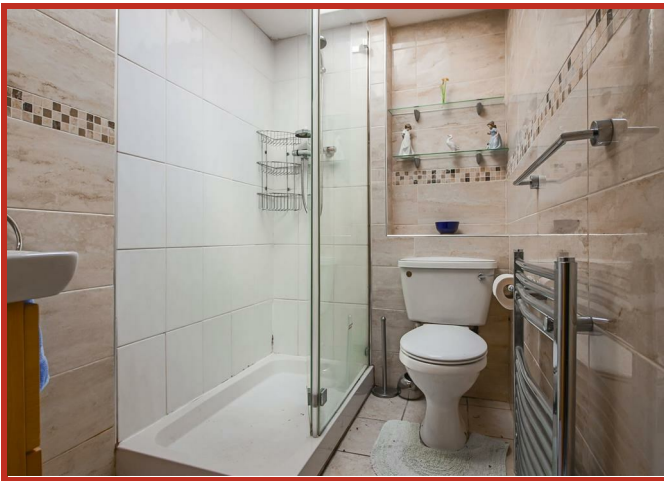
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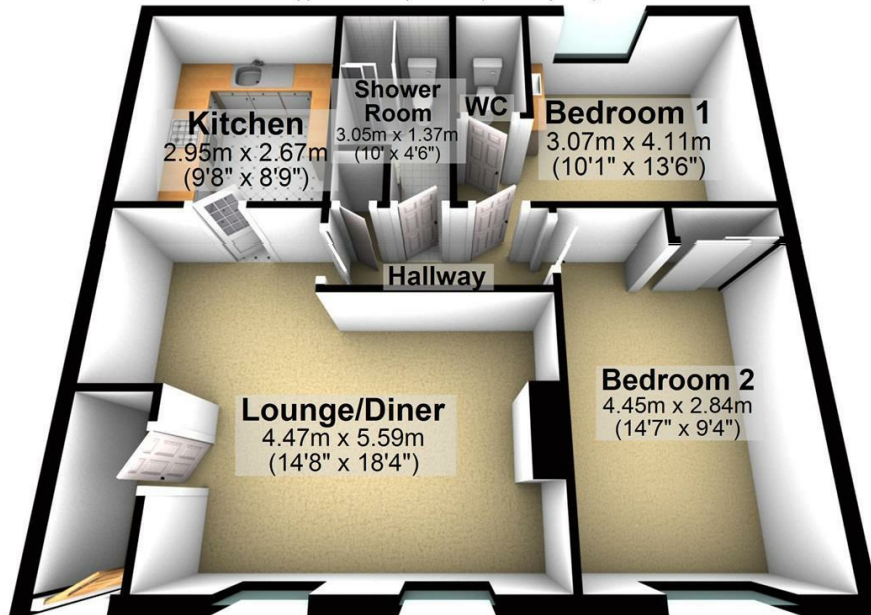
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## First Floor Apartment

Approx. 67.5 sq. metres (726.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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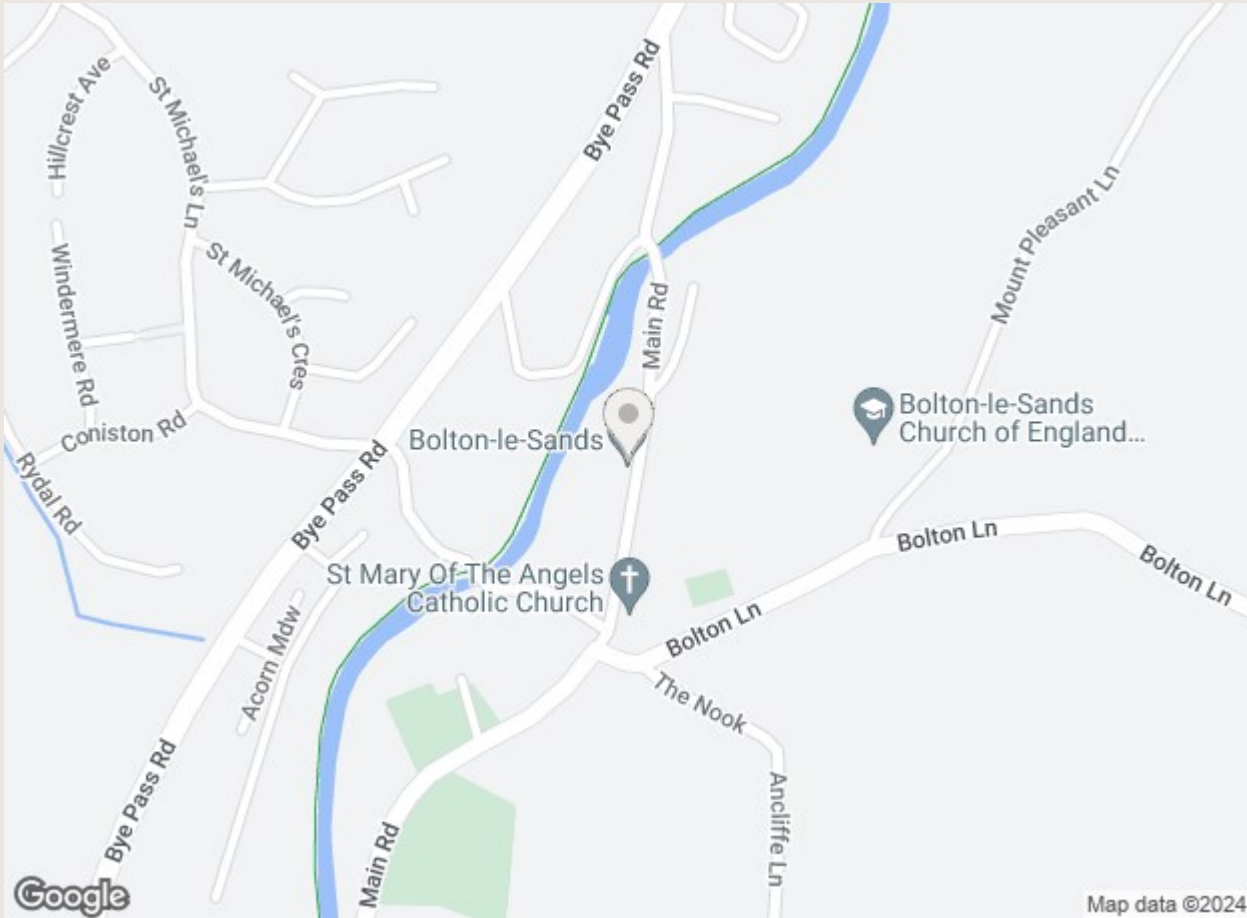
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