



## Silverdale

£350,000

29 Lindeth Road, Silverdale, LA5 0TT

Situated in the heart of Silverdale village, 29 Lindeth Road is a beautifully presented stone-built cottage boasting timeless charm and character. Meticulously upgraded throughout, this quintessential chocolate box home seamlessly blends period features with modern enhancements.

### Quick Overview

Chocolate Box Cottage Nestled in Silverdale Village

Renovated Throughout

Ample Off Street Parking

Courtyard Garden

Two Double Bedrooms

Perfect Downsize

Array of Walks from your Doorstep

Characterful Features

Nearby Bus, Rail and M6 Links

B4RN Broadband Available\*



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B4RN  
Broadband



Off Street Parking

Property Reference: AR2634





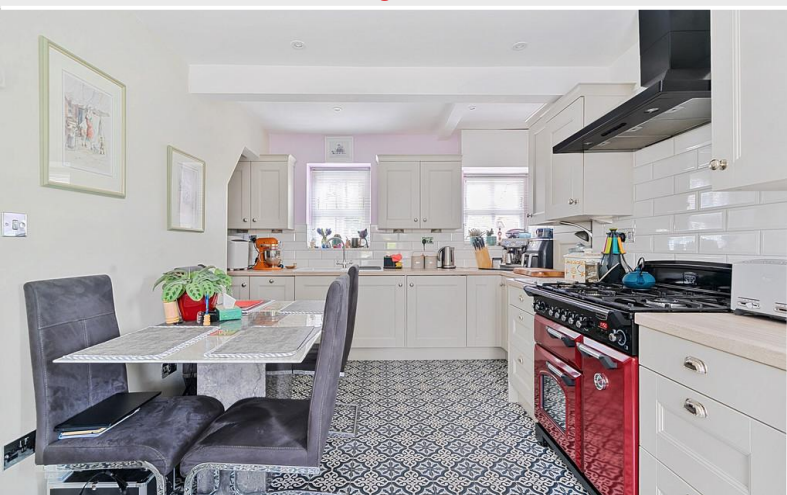
Entrance



Living Room



Living Room



Kitchen Dining Room

Silverdale is located within an Area of Outstanding Natural Beauty, known for its scenic coastline, distinctive limestone cliffs, and peaceful woodlands - an ideal setting for those who enjoy nature and the outdoors. The village offers a good range of local amenities including a well-regarded primary school, two churches, a village hall, shops, a post office, golf club, Indian restaurant, and a selection of three pubs. For commuters, Silverdale train station provides regular services to Lancaster and Manchester, and the M6 motorway is just a 15-minute drive away.

Silverdale combines natural beauty with a strong sense of community, offering a relaxed and fulfilling lifestyle in one of Lancashire's most desirable rural locations.

Step inside this double-fronted cottage and instantly appreciate the stylish, move-in-ready interior. To the left, a beautifully presented living room awaits, featuring a Dunsley log burner with alcove shelving, and a sash window offering a pleasant green outlook to the front.

The kitchen/dining room has been thoughtfully modernised, boasting mushroom-toned base and wall units complemented by sandstone-style worktops, classic metro tile splashbacks, and a ceramic sink. A full range of integrated appliances includes a dishwasher, fridge, freezer, and washing machine, all centred around a five-burner Rangemaster cooker with double oven, grill, and extractor. The space is bright and airy, with dual-aspect windows and convenient access to the rear courtyard garden.

To the first floor, you'll find two generously sized double bedrooms, both overlooking the front elevation. Each room provides a neutral, well-proportioned layout ready for your furnishings, with the second bedroom benefiting from fitted wardrobes.

Completing the first floor is a contemporary shower room, finished to a high standard with a walk-in shower, concealed WC, vanity sink unit, modern heated towel rail, and integrated Bluetooth ceiling speakers.

Externally, the property benefits from off street parking and thoughtfully designed garden spaces. At the front and along the side and rear, charming outdoor areas have been landscaped with a mix of gravel paths, established greenery, and tucked-away seating - perfect for enjoying the peaceful surroundings.

The rear garden is fully enclosed for added privacy and features a raised deck area ideal for relaxing or dining outdoors. A gate connects directly to the parking area, and climbing plants add a touch of natural character to the stone exterior. A versatile outbuilding, currently used as a shed or workshop, is also equipped with lighting and electricity - offering practical space for hobbies or storage.





Kitchen Dining Room

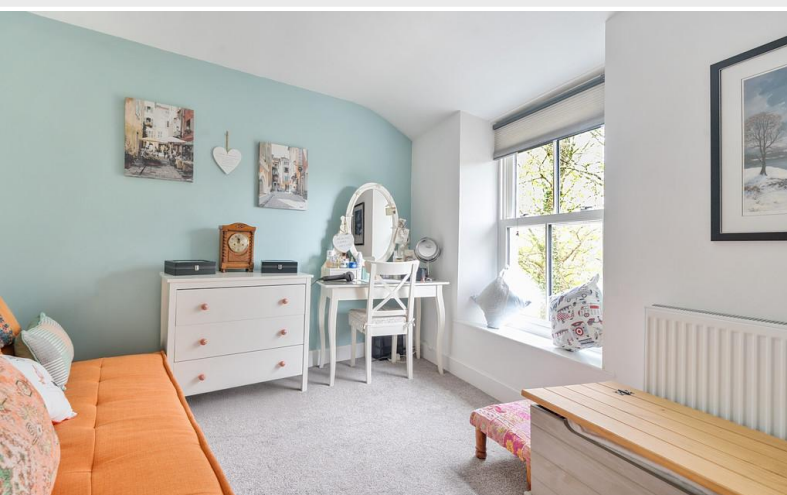


Kitchen Dining Room

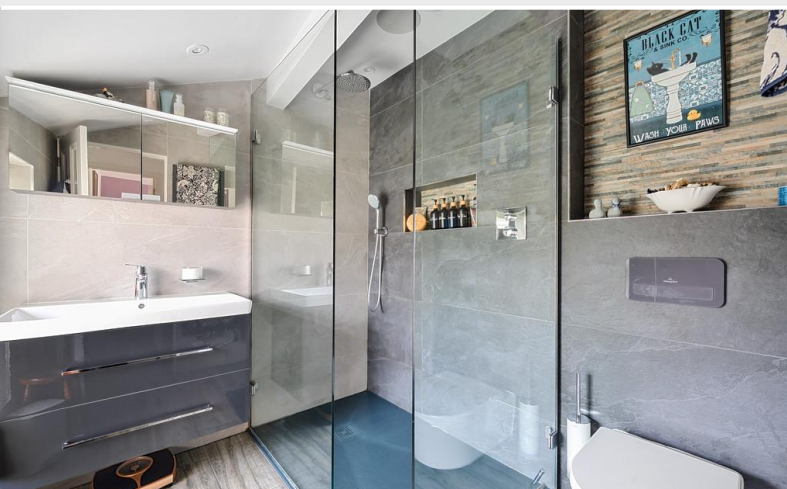




Bedroom One



Bedroom Two



Shower Room



Courtyard Garden

## Accommodation with approximate dimensions

**Living Room** 13' 7" x 10' 4" (4.14m x 3.15m)

**Kitchen Diner** 18' 1" x 13' 8" (5.51m x 4.17m)

**Bedroom One** 13' 4" x 9' 2" (4.06m x 2.79m)

**Bedroom Two** 12' 11" x 10' 1" (3.94m x 3.07m)

**Shower Room**

## Property Information

**Tenure** Freehold

**Council Tax** Band C - Lancaster City Council

**Services** Mains gas, water and electricity with septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. B4RN broadband available.

**Energy Performance Certificate** EPC Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Arnside office head west on B5282 The Promenade bearing left onto Silverdale Road leading onto Arnside Road, continue on this road heading towards the cove, passing Holgate's holiday park on your left and the sea on your right you will bear left onto Cove Road follow for approximately half a mile and turn right onto Emesgate Lane, continue until the end of Emesgate Lane and bear right onto Stankelt Road, follow Stankelt Road round to the right where you will find Lindeth Road, number 29 is located approximately half way down on your left hand side.

**What3Words** ///motivates.piglets.younger

**Viewings** Strictly by appointment with Hackney & Leigh Arnside office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Courtyard Garden



Courtyard Garden





Courtyard Garden



Parking

Request a Viewing Online or Call 01524 761806



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01524 761806** or request  
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Need help with **conveyancing**? Call us on: **01539 792032**



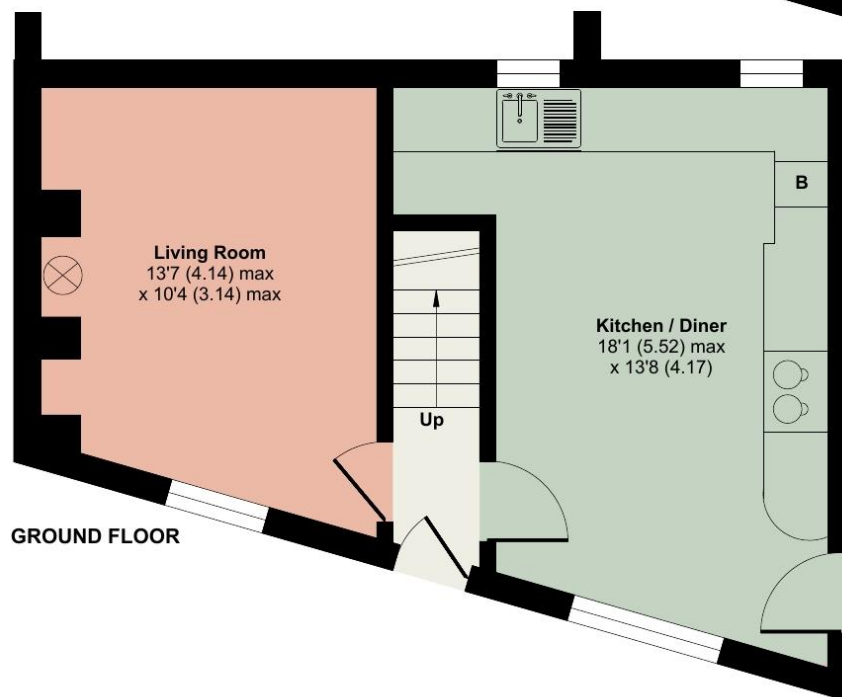
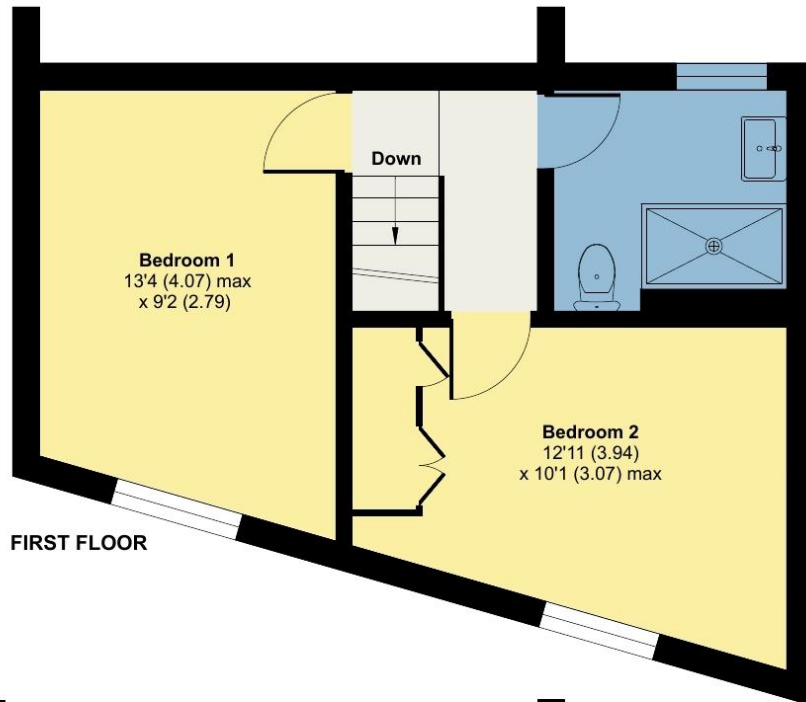
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

# Lindeth Road, Silverdale, Carnforth, LA5

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1279396

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Request a Viewing Online or Call 01524 761806