



Silverdale

£700,000

Haweswater, Moss Lane, Silverdale, Lancashire, LA5 0SS

Located in a quiet rural setting on the edge of Silverdale Village, this property enjoys a great position backing onto Gait Barrows National Nature Reserve, offering a private and attractive green outlook. Set on a generous plot, it combines space, privacy, and natural surroundings.

Moss Lane is a quiet and sought-after location in the heart of the Arnside and Silverdale National Landscapes. Tucked away on a peaceful lane of just a handful of homes, it offers direct access to stunning countryside, including Gait Barrows National Nature Reserve. Despite its rural feel, it's just a short walk from Silverdale village amenities and the train station, offering a perfect balance of seclusion and convenience.

Quick Overview

Tucked Away in a Rural Setting in Silverdale
Detached Bungalow with Double Garage
Occupying a Fantastic Plot
Gait Barrows National Nature Reserve Outlook
Solar PV Feed-In Plan (FIT)
Perfect Family Home
Ample Off Street Parking
Private and Peaceful Location
Scenic Walks on your Doorstep
BA4N Broadband Available*



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B4RN
Broadband



Driveway &
Garage

Property Reference: AR2631



Living/Dining Room



Living/Dining Room



Utility



Kitchen

Step inside and you're greeted by a spacious, well-maintained entrance hall with stylish tiled flooring and practical built-in storage. The home's tasteful décor flows throughout, creating a welcoming and cohesive feel.

The expansive living room offers exceptional versatility, easily serving as a combined lounge and dining area. Flooded with natural light from two sets of patio doors, the space enjoys a beautiful green outlook and provides seamless access to the rear garden - ideal for indoor-outdoor living and entertaining.

The kitchen is thoughtfully laid out with a generous range of wall and base units, complemented by a range of integrated Siemens appliances, including a hob, oven, grill, and dishwasher, along with an inset Corian sink and a Neff fridge.

The laundry/utility room is a highly functional addition to the home, designed with everyday convenience in mind. It features a range of fitted units that provide valuable extra storage. There's also ample room for hanging coats and storing muddy boots after exploring the local trails.

The home offers three well-proportioned double bedrooms. Bedroom one enjoys a peaceful rear aspect with its own private balcony - an ideal spot to unwind - and includes a sleek ensuite wet room. Bedrooms two and three also provide plenty of space for furniture and storage.

The main bathroom is finished to a high standard with a modern three-piece suite comprising a bath with overhead shower, wall-hung sink, and WC, all complemented by contemporary chrome fittings and stylish tiling.

Externally, Haweswater sits on a superb, generously sized plot, accessed via a gated entrance that opens onto a spacious gravelled driveway with ample parking for multiple vehicles. The thoughtfully designed garden is a true highlight - paved and timber pathways gently weave through an array of colourful flower beds, leading to peaceful patio areas, ideal for unwinding and soaking in the tranquillity of the surroundings. A raised rear terrace offers the perfect vantage point to enjoy the garden, while a charming wildlife pond brings nature right to your doorstep.

The outdoor space is framed by mature trees and established shrubs, creating a sense of seclusion and natural beauty throughout the year. A detached double garage, fully equipped with power and lighting, offers excellent flexibility - whether as secure parking, a workshop, or a dedicated hobby space tailored to your needs. Additionally, a separate outbuilding provides further practical storage, ensuring every aspect of outdoor living is both functional and beautifully presented.



Kitchen



Bedroom One



Ensuite



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions

Living/Dining Room 21' 5" x 13' 9" (6.53m x 4.19m)

Kitchen 13' 11" x 9' 2" (4.24m x 2.79m)

Utility 10' 8" x 5' 0" (3.25m x 1.52m)

Bedroom One 14' 11" x 9' 10" (4.55m x 3m)

Ensuite Shower Room

Bedroom Two 16' 0" x 9' 6" (4.88m x 2.9m)

Bedroom Three 10' 7" x 8' 4" (3.23m x 2.54m)

Bathroom

Store 11' 2" x 7' 2" (3.4m x 2.18m)

Double Garage 21' 2" x 18' 2" (6.45m x 5.54m)

Property Information

Tenure Freehold

Council Tax Band E - Lancaster City Council

Services Mains water and electricity, benefits from Solar PV feed-in plan tariff payments til 2036, LPG heating tank, 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 for the northwest) 900mbps.

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



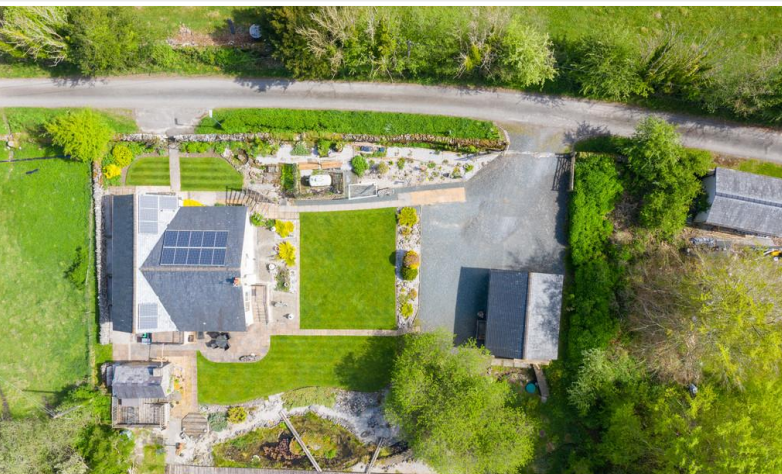
Garden



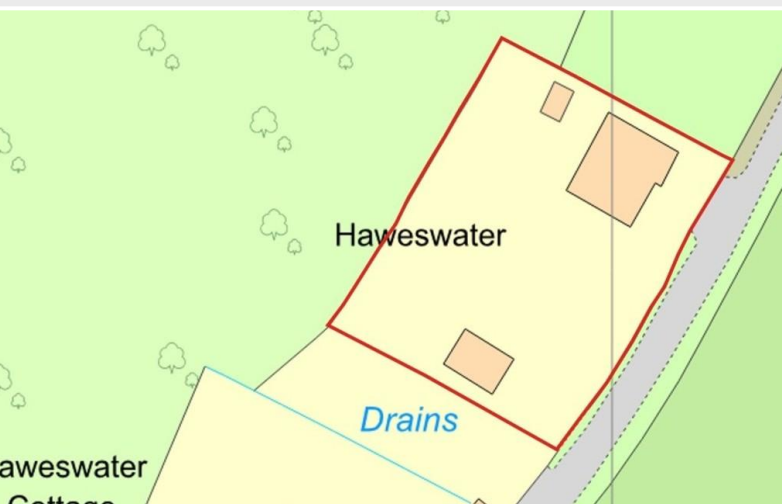
Garden



Haweswater



Ariel View



2025 Ordnance Survey 01218748

Directions From the Hackney & Leigh Arnside office, head along Station Road, which becomes Black Dyke Road. Continue straight until you reach the T-junction at the end of Cold Well Lane. Turn right, continue on and then bear left onto Ford Lane. Follow the road as it curves into Red Bridge Lane, then turn left onto Moss Lane. Continue along Moss Lane, and you'll find Haweswater on the left-hand side.

What3Words ///serenade.backswing.learn

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).

Meet the Team

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Viewings available 7 days a week
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Moss Lane, Carnforth, LA5

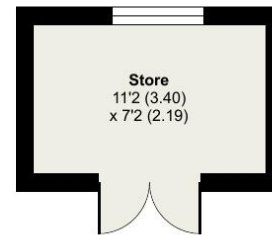
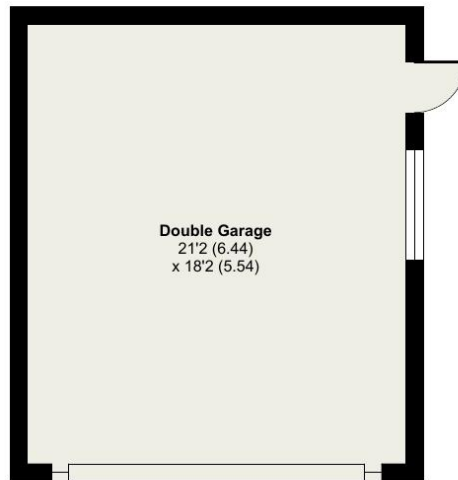
Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 384 sq ft / 35.7 sq m

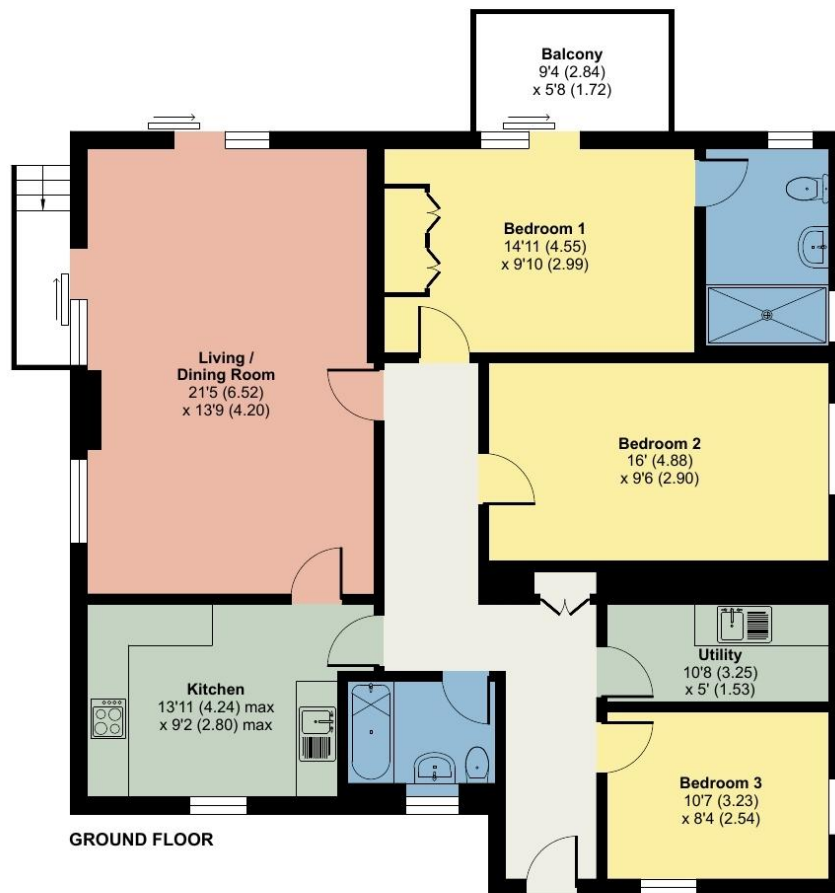
Outbuilding = 80 sq ft / 7.4 sq m

Total = 1633 sq ft / 151.7 sq m

For identification only - Not to scale



OUTBUILDING



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: 1277529

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