



Silverdale

£225,000

20 Hazelwood Hall, Hollins Lane, Silverdale, Carnforth, Lancashire, LA5 0UD

A stunning, second floor, two-bedroom apartment set within 18.5 acres of woodland and gardens in an Area of Outstanding Natural Beauty.

This exceptional purpose built second home features a spacious open-plan living/dining/kitchen area, plus two double bedrooms both with luxurious en-suites. Immaculately presented, it's a must-see. The architecture matches the breath-taking surroundings, with ancient woodland and coastal landscapes offering a peaceful retreat—perfect for a lock-up-and-leave getaway.

Quick Overview

Well Presented Two Bedroom Apartment
Set in 18.5 Acres of Stunning Communal
Grounds
Secure Gated Driveway
Allocated Parking and Visitor Spaces
Enclosed Balcony
Luxury Development of a Victorian Mansion
Two En-Suite Bathrooms
Desirable Location
Purpose Built Second Home Development
Ultrafast Broadband Available*



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Ultrafast*
Broadband



Allocated &
Visitor Parking

Property Reference: AR2653



Balcony



Open Plan Kitchen Dining Room



Open Plan Kitchen Dining Room



Bedroom Two

Silverdale is an Area of Outstanding Natural Beauty (AONB) renowned for its unspoiled coastline, rugged limestone cliffs, and pristine woodlands, making it a haven for nature enthusiasts and outdoor adventurers. The village also boasts a range of amenities including two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

Enter Hazelwood Hall through secure gated access, leading along a sweeping, tree-lined driveway to the impressive main entrance. Each apartment benefits from its own allocated parking space, with ample additional parking available for visitors.

Set within 18.5 acres of mature, landscaped grounds, Hazelwood Hall offers a truly serene setting. Residents enjoy exclusive access to beautiful natural woodland, formal terraces, and a charming rose garden-ideal for peaceful walks and relaxation. Among the many shared outdoor amenities is a spacious communal summerhouse, thoughtfully positioned within the grounds. This versatile space is perfect for entertaining guests, playing games, or simply unwinding. It features three sets of sliding doors that open out onto a terrace-an idyllic spot to sit back and enjoy views over the lawn and surrounding woodland.

Apartment 20 offers bright, modern living with an open-plan kitchen and lounge area. The kitchen is fitted with a range of contemporary wall and base units, including soft-close drawers. Granite worktops and complementary tiling add a high-end finish, with a one-and-a-half bowl stainless steel sink and mixer tap completing the space. Integrated Neff appliances include a combined oven and grill, ceramic hob with glass splashback, stainless steel chimney extractor, combination microwave, dishwasher, and automatic washer/dryer.

The living area is bright and inviting, with patio doors opening onto a private balcony-perfect for enjoying the peaceful surroundings.

Both double bedrooms benefit from sleek, modern en-suite bathrooms. The primary bedroom features a panelled bath with shower-over unit, wall-hung hand wash basin, and low-level WC. The second bedroom includes a stylish shower enclosure, wall-hung basin, and WC.

This exceptional property combines elegant interiors with expansive, well-maintained grounds-offering a unique lifestyle opportunity in a truly stunning setting.

Accommodation (with approximate dimensions)

Kitchen/Living Room 26' 2" x 19' 0" (7.98m x 5.79m)

Bedroom One 13' 11" x 9' 10" (4.24m x 3m)

Bedroom One En Suite

Bedroom Two 12' 0" x 8' 8" (3.66m x 2.64m)

Bedroom Two En Suite

Balcony 8' 5" x 4' 8" (2.57m x 1.42m)

Property Information

Tenure Leasehold. Subject to the remainder of a 125 year lease dated the 1st January 2007. A copy of the lease is available for inspection at the office.

We understand this property can only be used as a second home and not a principal main residence and as such is not subject to any additional council tax charges.

We understand the maintenance charge is currently £5158.40 per annum (paid quarterly) and includes the building insurance, maintenance and cleaning of the communal areas, upkeep of the communal gardens, emptying and maintenance for the shared septic tank and the fire protection system. We understand there is also a ground rent of £150 per annum.

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

Council Tax Band D Lancaster City Council

Services Mains electric, mains water and drainage by a shared septic tank. Items of furniture (excluding personal items) are also available as part of the purchase.

Directions From Junction 35 roundabout take the 2nd exit onto the A6 (signposted Milnthorpe). After ½ mile turn left onto Borwick Lane, at the next T junction turn left onto Main Street and then after 100 metres turn right down the side of the George Washington pub onto Crag Road. Follow Crag road for approximately 1.5 miles to the junction with New Road, turn right and go over the level crossing. After ½ mile turn left at the junction onto Slackwood Lane. Hollins Lane is about 300 metres on the left hand side and Hazelwood Hall is about 300 metres down Hollins Lane on the left.

What3Words ///initial.utensil.redouble

Viewings Strictly by appointment with Hackney & Leigh.

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).



Bedroom One



Bedroom One En Suite



Bedroom Two En Suite

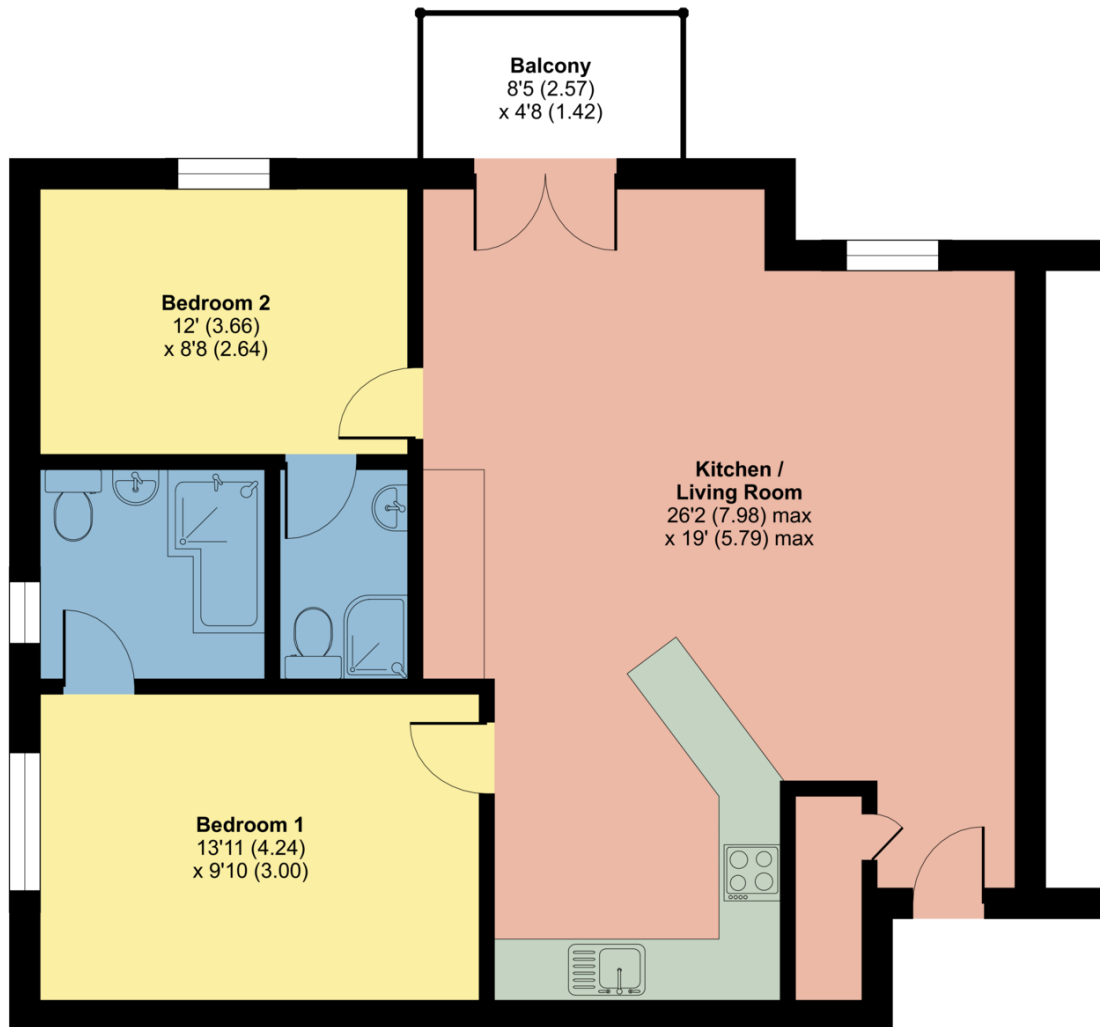


Hazelwood Hall Gardens

Hazelwood Hall, Hollins Lane, Carnforth, LA5

Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



SECOND FLOOR



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: 1327121

A thought from the owners...

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