



Silverdale

£285,000

11 Cove Orchard, Cove Road, Silverdale, Carnforth, LA5 0BF

Ideally located in a small retirement community within an Area of Outstanding Natural Beauty, this modern true bungalow enjoys a tranquil outlook with sea views just around the corner.

Light-filled and beautifully presented, it offers spacious living spaces and includes a private rear garden, communal gardens, outhouse/store with ample storage for a mobility scooter, allocated and visitor parking spaces.

Quick Overview

Two Bedroom Semi-Detached True Bungalow
Private Garden and Patio
Allocated Parking Space and Visitor Parking
Occupancy Restrictions Apply, Please Ask For
Further Information
No Onward Chain
Beautifully Presented
Peaceful Residential Location
Ultrafast* Broadband Available



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TBC



Ultrafast*
Broadband



Allocated Parking

Property Reference: AR2662



Kitchen Diner



Kitchen Diner



Living Room



Bathroom

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.

Inside, the accommodation is light, airy and thoughtfully laid out. The welcoming entrance hall offers a great sense of space and includes practical storage, with a built-in cupboard that houses the Glow-worm gas boiler and provides room for coats and cleaning essentials.

The living room is a bright, comfortable space, perfect for relaxing or entertaining, with plenty of natural light and a pleasant outlook over the patio garden. To the front, the dining kitchen enjoys views over the trees, with occasional glimpses of the Estuary and Morecambe Bay in the distance-a lovely feature to enjoy throughout the seasons. The kitchen is well-appointed with a Neff oven, four-ring hob, sink, and a good range of base and wall units. A separate utility room, accessed directly from the kitchen, offers additional storage and workspace, along with plumbing for laundry appliances.

Both bedrooms are generous doubles, ideal for guests or hobbies as well as everyday living. The main bathroom features a modern wet room-style shower and there's also a separate guest WC accessed from the hallway.

Externally, the property offers a private rear garden-perfect for enjoying a morning coffee or a bit of light gardening. There's also a useful outhouse/store for tools, mobility scooter or outdoor items, along with access to attractive communal gardens that are maintained as part of the development. A shared driveway to the front provides convenient off-road parking with additional visitor spaces.

This lovely bungalow is part of a small, friendly retirement community where homes are rarely available. It's ideal for those looking to downsize without compromising on comfort, location, or quality of life. With coast, countryside, and local amenities all close at hand, it's a wonderful place to call home.

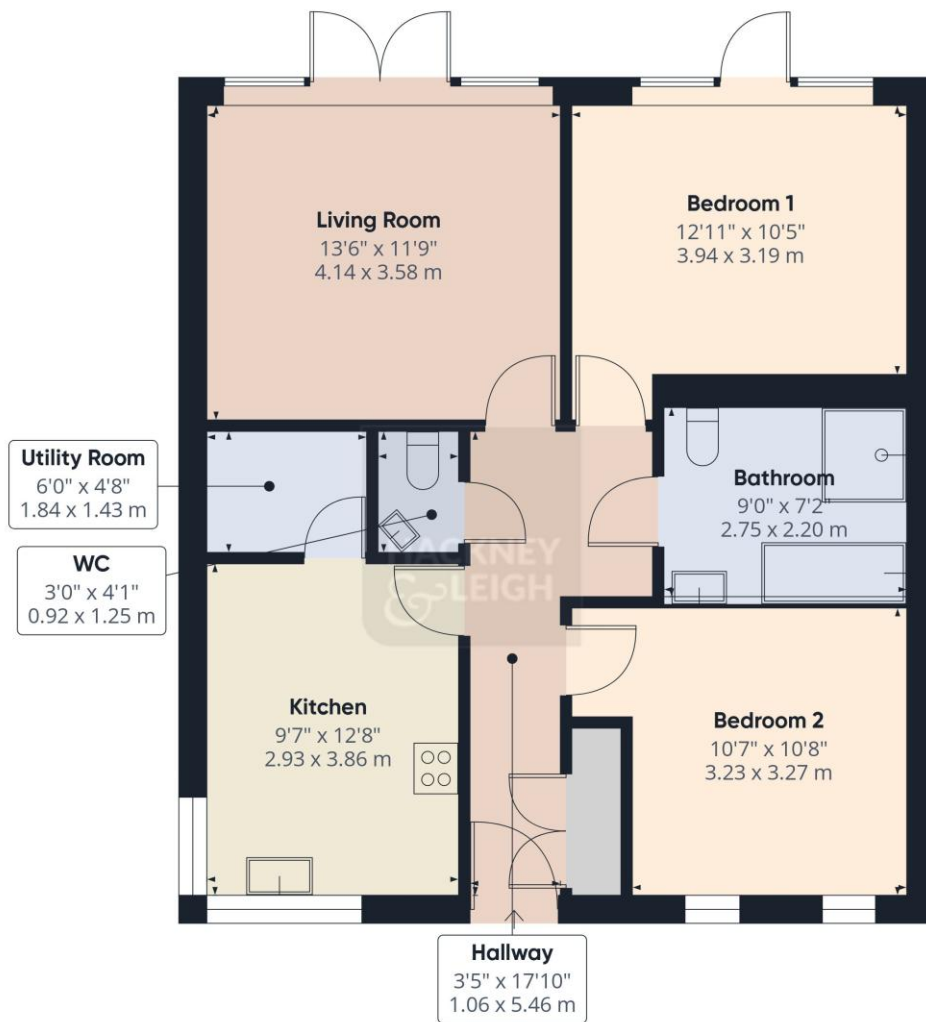
Accommodation (with approximate dimensions)

Kitchen 9' 7" x 12' 8" (2.92m x 3.86m)
Utility Room 6' 0" x 4' 8" (1.83m x 1.42m)
Living Room 13' 6" x 11' 9" (4.11m x 3.58m)
Bedroom One 12' 11" x 10' 5" (3.94m x 3.18m)
Bedroom Two 10' 7" x 10' 8" (3.23m x 3.25m)
Bathroom 9' 0" x 7' 2" (2.74m x 2.18m)
Cloakroom 3' 0" x 4' 1" (0.91m x 1.24m)

Property Information

Tenure Leasehold. Subject to the remainder of a 250 year lease dated the 11th October 2013. A copy of the lease is available for inspection at the office.

Subject to a service charge of £3,160 per annum. This fee includes upkeep and maintenance of the communal areas and gardens, window cleaning, building insurance and upkeep of the septic tank.



Approximate total area^m
768 ft²
71.3 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners...

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