







30 Emesgate Lane

Silverdale, Carnforth, LA5 0RF

Welcome to 30 Emesgate Lane, a stunning family residence that has been lovingly extended and renovated to the highest standards by its current owners, with tasteful décor, and superb walled gardens. Nestled in a sought-after location, this home offers both elegance and practicality, perfect for modern family living and is not to be missed. Contact our office today to secure a viewing.

Quick Overview

Four Bedroom Detached Family Home

Four Double Bedrooms

Immaculately presented Throughout

Two Reception Rooms

Utility Room And Office Space

Sought After Location Close To Amenities

Located in Arnside and Silverdale AONB

Gardens with Patio Area & Lawns

Double Garage & Ample Off Road Parking

Hyperfast Broadband 1000mbps*







Location

Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Emesgate Lane, with a well regarded primary school, two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

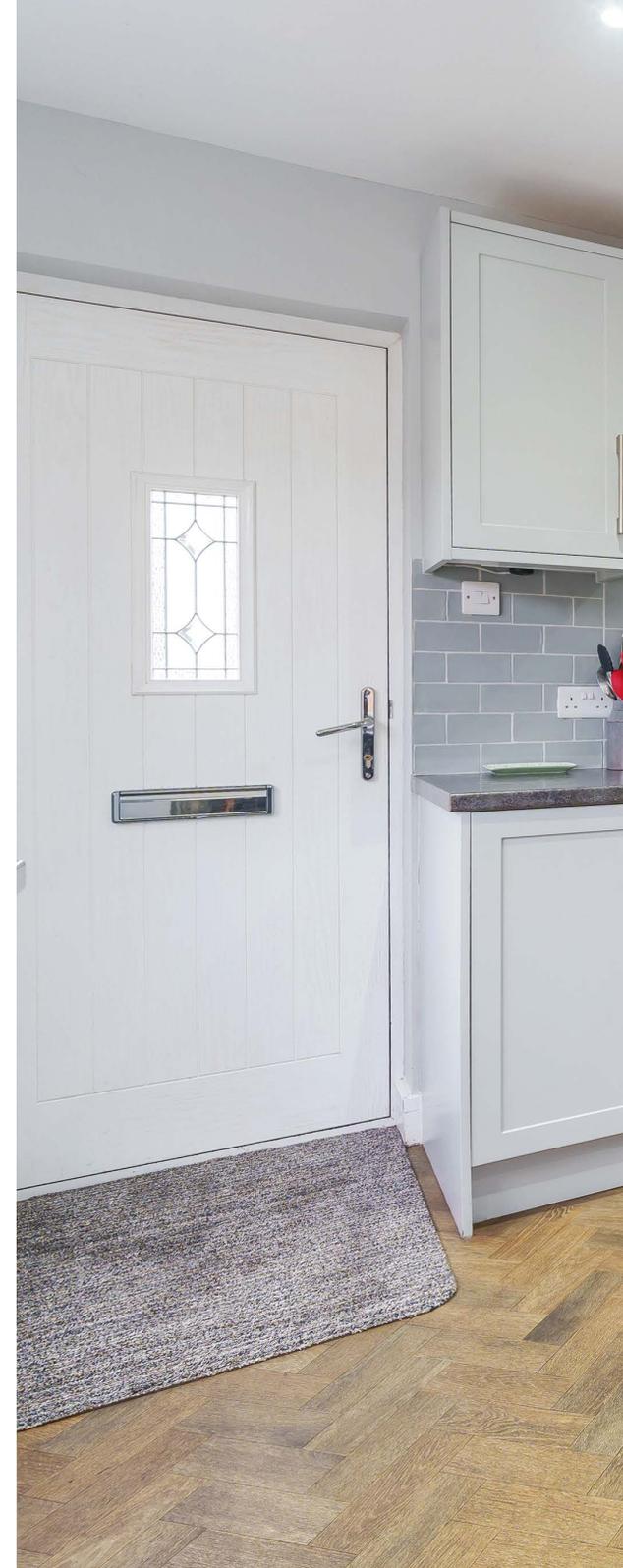


Bright & Airy Kitchen

Upon entering from the driveway, you are greeted by a warm and inviting breakfast kitchen finished to the highest standards. The kitchen boasts a range of light grey shaker-style wall and base units, complemented by stylish worksurfaces and tiled splashbacks. Integrated appliances include an electric hob, built-in oven, microwave, dishwasher, and fridge-freezer. A breakfast bar and Amtico flooring add to the overall charm of this space.

Specifications

Kitchen
13' 2" x 11' 4" (4.01m x 3.45m)









Cosy Nights In

Specifications

Snug Living Room

21' 11 max" x 11' 1" (6.68m x 3.38m)

Descending from the kitchen, you'll find the snug, featuring a multifuel stove and striking black limestone hearth, perfect for cozy evenings. An inner hallway leads to bedroom four, a well proportioned double room with a feature cast iron fireplace adding charm and ample further storage to suit.



Entertaining Space

From the snug continue through to the formal family living dining room, flooded with natural light from the bay window. The modern decor and Karndean flooring add to the elegance of this space. The perfect space for entertaining family and friends. Just off from the dining area is a home office great for those who work from home.

The front entrance has been transformed into a practical utility room by the current owners. This space serves as the perfect entry point for returning home after adventurous walks in the nearby Area of Outstanding Natural Beauty (AONB). Equipped with a range of wall and base units, complemented by worksurfaces and tiled splashbacks, the utility room offers ample storage and workspace. To the rear of the utility room is a shower room. Featuring a double shower unit, pedestal wash basin, and low-level W.C.

Specifications

Living/Dining Room

24' 10" x 13' 1" (7.57m x 3.99m)

Office Space

6' 9" x 4' (2.06m x 1.22m)

Utility Room

12' 3" x 7' 9" (3.73m x 2.36m)









Bedrooms

Specifications

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three

11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom Four

10' 11" x 10' 3" (3.33m x 3.12m)

Ascending the stairs to the first floor, you'll find three double bedrooms. Bedroom one boasts a bay window and built-in wardrobes, while bedrooms two and three offer generous proportions and fitted storage.

The family bathroom is a haven of modern design, featuring a three-piece suite, stylish tiling, and Amtico flooring.











Outside and Parking

Specifications

Garage
19' 8" x 16' 7" (5.99m x 5.05m)

Stunning walled cottage style gardens surround this property and make it a private haven for any green fingered new owners, there are a multitude of mature shrubs, bushes, plants, hedgerows and trees with acer, bamboo, cersis and tree peony to name a few.

To the side of the property there is a large driveway with a lawned area, patio and a hard standing at the back of the garage providing extra space for wood storage, the garage itself has an electric door and a mezzanine floor providing ample storage.

To the back of the property there is another lovely patio area laid in black limestone with space for outdoor furniture making a superb outdoor entertaining space, steps up from here take you to a lawned area that wraps around the property and has a summerhouse style shed perfect for housing gardening tools

Through the gated entrance you have a good sized driveway, easily enough to fit four or five cars, perfect for growing families. There is also a large garage that the current owners use for storage.

Important Information

Services:

Mains gas, water and electricity. Private Drainage. The owners are in the process of having a brand new sewage treatment plant designed & installed, fully compliant with current British Standards and which will be signed off by Building Control prior to completion

Council Tax Band :

Lancaster City Council - F

Energy Performance Certificate:

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

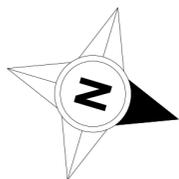
Tenure:

Freehold

What3words:

///puzzles.goodbyes.salary





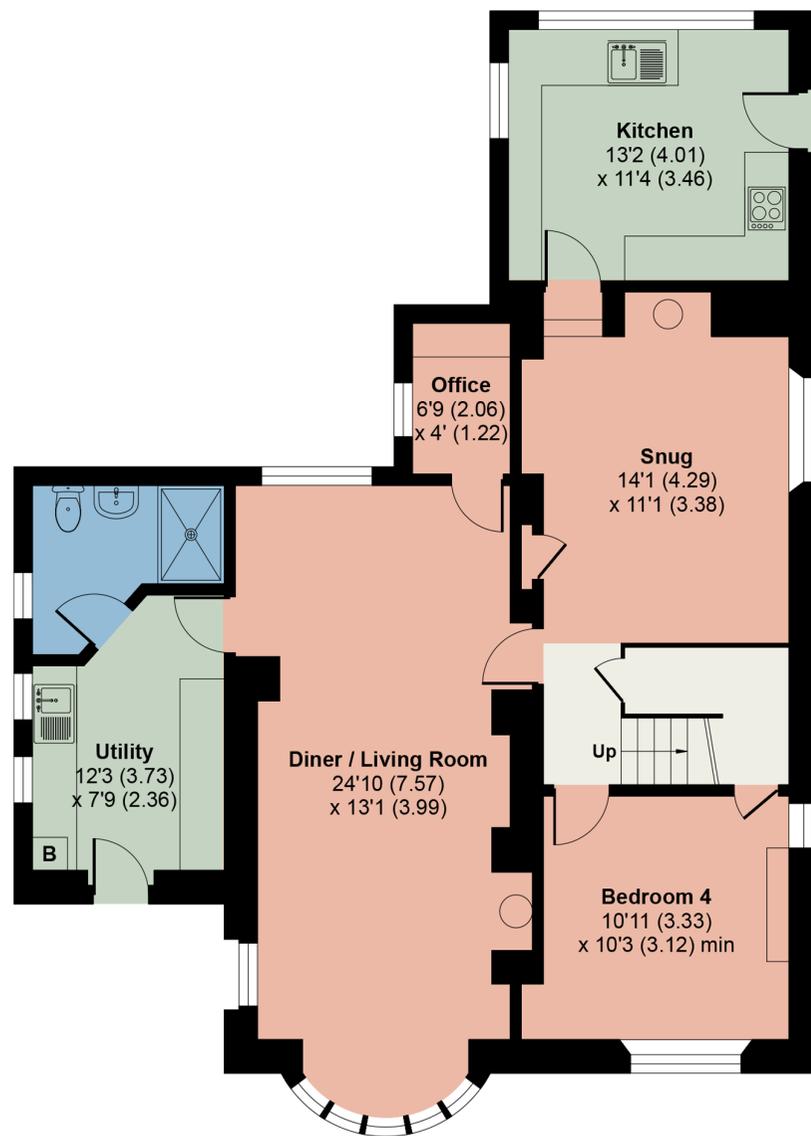
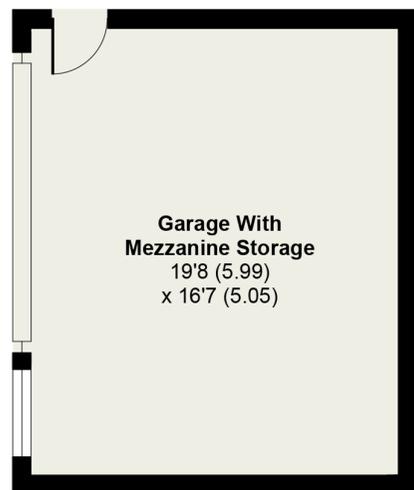
Emesgate Lane, Silverdale, Carnforth, LA5

Approximate Area = 1780 sq ft / 165.3 sq m

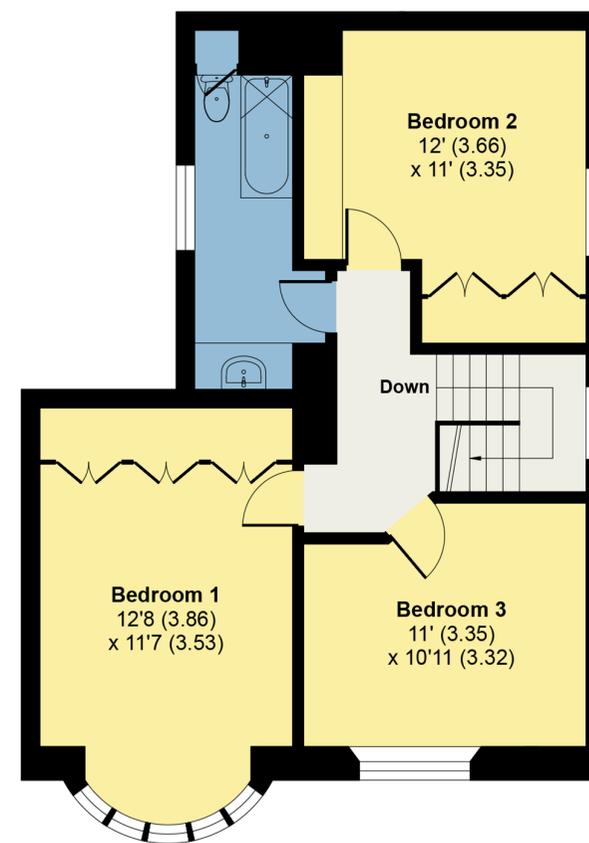
Garage = 326 sq ft / 30.2 sq m

Total = 2106 sq ft / 195.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 964332



Directions

30 Emesgate Lane, Silverdale,
Carnforth, LA5 0RF

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, number 30 can be found on your left just before the fire station.



**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh - Carnforth Office.

To view contact our Carnforth office:

Call us on 01524 737727

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Caring about you and your property