

Slyne

Newlyn, Lancaster Road, Slyne, Lancaster, LA2 6AS

Welcome to this wonderful detached family home located in the sought-after village of Slyne. Having been recently transformed and reconfigured with tasteful décor and modernisations throughout, offering flexible, elegant living for all.

Newlyn is situated on a fantastic plot and boasts four great sized bedrooms, two reception rooms, ample storage solutions, two bathrooms and a shower room, scullery, home gym and picturesque countryside views on your front doorstep, all whilst being conveniently located for both Lancaster city amenities and coastal retreats.

Offers Over £500,000

Quick Overview

- Four Bedroom Detached House
- Situated on a Fantastic Plot
- Countryside Views from your Doorstep
- Immaculately Presented Through Out
- Two Bathrooms & A Shower Room
- Perfect Family Home
- Detached Garage & Outbuilding
- Well-Maintained Lawned Garden
- Extensive Living Spaces
- Superfast 36 Mbps Broadband Available*



4



3



2



C



Superfast
Broadband



Garage &
Driveway

Property Reference: C2394



Newlyn



Bedroom One



Ensuite



Bedroom Two

Property Overview Welcome to Newlyn, where style and elegance meet in this stunning property. As you pass through the sliding gate and approach the entrance, you are welcomed by a sense of sophistication and charm that sets the tone for the rest of the home.

Upon entrance to the property you are greeted by two of the four beautifully presented bedrooms, each overlooking the front aspect and exuding modern charm. Both bedrooms feature bay windows that flood the rooms with natural light, complemented by plush grey carpeting and contemporary decor. Bedroom one boasts a sleek and stylish ensuite, adding a touch of luxury to this already impressive space.

Follow down the spacious hallway where there is the main family bathroom, the striking free-standing bath takes centre stage, inviting you to unwind and relax in style. An electric light-up mirror adds a touch of modern convenience, while the sleek grey vanity sink and black brassware complement the contemporary design aesthetic.

Every detail in the bathroom has been carefully curated to create a space that is both functional and visually stunning. The combination of sleek fixtures, elegant finishes, and thoughtful design elements elevates the bathroom to a sanctuary where you can escape the hustle and bustle of daily life and indulge in moments of tranquillity.

To right of the hallway experience the perfect harmony of comfort and convenience as the cosy snug seamlessly opens up into the kitchen. The transition from the snug area to the kitchen creates a connected living space, ideal for modern family living. The snug is warm and welcoming with the focal log burning fire, and effortlessly flows into the kitchen, creating a sense of continuity and unity within the home. This seamless connection allows for easy interaction between the two spaces, making it convenient for entertaining guests or family gatherings.

Step up to the open kitchen, you'll be greeted by a sophisticated and contemporary design that combines style with functionality. The navy-blue cabinetry adds a touch of richness to the space, while the wooden worktop provides a natural and warm contrast. The sleek breakfast bar offers a chic spot for casual dining or socializing while preparing meals. Equipped with a double Hotpoint oven, white farmhouse sink, integrated dishwasher and space for a fridge freezer, the kitchen is designed for practicality. The window overlooking the extensive garden brings the outdoors in, creating a seamless connection to nature and along with the Velux window providing a light and airy feel.

Completing the first floor are two further double bedrooms to the rear, which both have ample space for furniture, storage and have scenic views overlooking the garden.

As you make your way down the stairs, the wow factor continues as you are greeted by the well-proportioned living room. Through the double doors, you'll discover a space designed for relaxation and entertainment, featuring bifold doors that open up to the garden, creating a seamless transition between indoor and outdoor living with the added addition of the outstanding log-burning fire, this living room offers the perfect blend of comfort and connection to the garden, ideal for enjoying the summer months in style.

There is also a handy boot room which provides access to the rear garden, the perfect transition space after a day of tending the



Snug



Rear Garden



Bathroom



Kitchen



Bedroom Three



Bedroom Four

garden. Hang your coats, store your muddy boots, in this practical area that keeps your home organized.

The downstairs to this property also offers additional living space, enter into the cellar space which provides access to a convenient shower room, complete with underfloor heating, modern white tiled floor with grey tiled surround and matte black finishing including a waterfall shower.

Also leading off from the cellar storage space is the added addition of a utility room/scullery, complete with plumbing for a washing machine and dryer, additional sink and ample space for additional storage solutions.

Finishing off the ground floor is the spacious cellar room, currently being utilised as a home gym, is a versatile space which offers endless possibilities, whether you envision it as a hobby room, home office, or playroom, providing a blank slate for creating a bespoke retreat that caters to your individual needs and desires.

Outside & Parking Externally, the property offers an outdoor oasis, where ample outside space awaits to elevate your lifestyle, designed for keen gardeners. The well-maintained lawn, patio and a six-meter square decking area beckons for al fresco dining and summer gatherings. Shrub borders create a private and enclosed garden retreat. Wander through the surroundings to discover a vegetable patch, along with damson, plum, and apple trees, adding a touch of natural beauty to this enchanting outdoor sanctuary.

Newlyn also offers ample off-road parking and a detached garage with power and light, there is also the added bonus of a separate self-contained outhouse/hobby room which is fully insulated and boarded.

Directions From the Hackney & Leigh office, turn right at the traffic lights onto Lancaster Road. Follow the road out, passing through Bolton Le Sands, going towards Lancaster. Continue heading along Lancaster Road passing the Cross Keys Pub which is located on your left hand side, before you approach the next set of traffic lights, Newlyn is positioned on the right hand side and can be located by our for sale board.

What3Words ///robe.wicked.grades

NB We understand there has been a dispute over the ownership of the dividing wall at the front left of the property. This is currently unresolved.

Accommodation with approximate dimensions

Living Room 16' 11" x 20' 8" (5.16m x 6.3m)

Kitchen 16' 11" x 8' 6" (5.16m x 2.59m)

Snug 12' 11" x 12' (3.94m x 3.66m)

Utility/Scullery 11' 11" x 11' 1" (3.63m x 3.38m)

Cellar/Home Gym 27' x 12' 3" (8.23m x 3.73m)

Boot Room 16' 11" x 5' 6" (5.16m x 1.68m)

Bathroom 7' 4" x 11' 11" (2.24m x 3.63m)

Ensuite 11' 9" x 4' 9" (3.58m x 1.45m)

Shower Room 10' 1" x 5' 4" (3.07m x 1.63m)

Bedroom One 13' 5" x 12' (4.09m x 3.66m)

Bedroom Two 13' 7" x 12' 1" (4.14m x 3.68m)



Kitchen



Decking Area



Living Room



Living Room



Gym

Bedroom Three 17' 6" x 8' 7" (5.33m x 2.62m)

Bedroom Four 13' 7" x 8' 9" (4.14m x 2.67m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Tenure Freehold. Vacant possession upon completion.

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

Anti-Money Laundering Regulations (AML)

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).

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Viewings available 7 days a week
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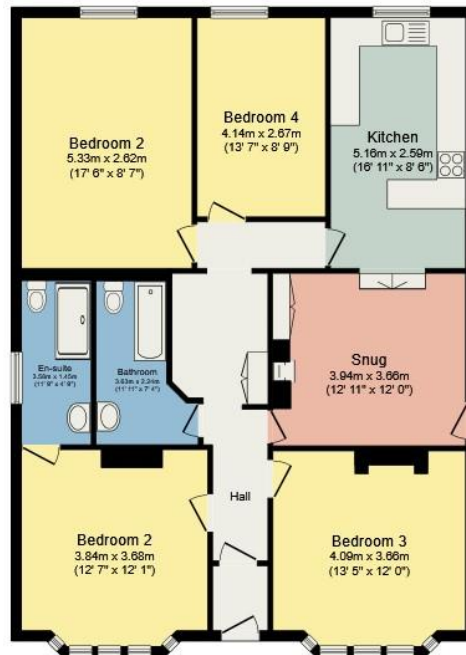


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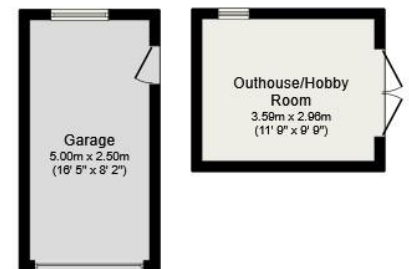
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Ground Floor



First Floor



Outbuilding

Total floor area 235.1 m² (2,530 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.