



# Bolton Le Sands

£475,000

Chestnut House, Mill Lane, Bolton Le Sands, Lancashire, LA5 8DG

Situated in the popular village of Bolton-le-Sands, Chestnut House is a beautifully presented stone-built, double-fronted cottage bursting with character and original features. Just a short stroll from Lancaster canal, Morecambe Bay shoreline, and local amenities.

Boasting ample living space and charm, this home is a hidden gem that truly must be seen to be appreciated!

## Quick Overview

Three/Four Bedroom Traditional Stone Built House

Nestled in the Sought After Village of Bolton le Sands

Beautifully Presented Rear Garden

Characterful Features

Two Reception Rooms

Array of Walks from your Doorstep

No Chain Delay

Perfect Family Home

Nearby Amenities and Transport Links

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway

Property Reference: C2483



Entrance Hall

Step into the property and immediately feel its timeless appeal, featuring rustic beams, bay windows, and traditional doors that set the tone for the abundance of space on offer. To your right, the cosy living room invites you in, showcasing a log burner effect gas fire set in a stone surround. With plenty of room for your furniture, this space is perfect for relaxing and unwinding.



Living Room

The heart of the home is the beautifully updated open-plan kitchen dining area. Seamlessly blending modern style with traditional touches, it boasts shaker-style cabinetry, granite worktops, and a central island, creating an ideal space for family living. From here, there is also direct access into the rear garden.

Head up the first set of stairs to discover the second reception room, a bright and versatile space filled with natural light. With Velux windows and patio doors offering views of the rear garden, this sunlit room is perfect for entertaining and to be used as a second reception room, this space can be adapted effortlessly to suit your lifestyle.

The first floor offers flexible living with three to four well-maintained bedrooms, all neutrally decorated to suit any style. Bedroom one is a spacious double, featuring built-in wardrobes, a dressing table, and the added benefit of a modern ensuite complete with tiled walls and flooring, shower cubicle, pedestal sink, and toilet.



Kitchen Dining Room

The second bedroom is another generously sized double with built-in wardrobes and access to a walk-in dressing room, which could also serve as a fourth bedroom or nursery, whilst the third bedroom is a well-proportioned single.

The first floor is completed by the main bathroom, which features a sleek four-piece suite comprising a bath, walk-in shower, toilet, chrome towel rail and pedestal sink. Finished with complementary tiled flooring and walls.

Externally, this property impresses with a paved driveway at the front, offering convenient off-street parking for two vehicles. To the rear, discover a meticulously maintained garden that seamlessly blends beauty and privacy. Accessible from the kitchen, sunroom, and a side gate which leads to Mill Lane.



Kitchen Dining Room

Enclosed by a charming stone wall, the garden features a manicured lawn, a variety of vibrant, flowers, shrubs and greenery, and a patio area, creating an idyllic retreat to enjoy year-round.



Kitchen Dining Room



Sun Room



Bedroom One



Ensuite



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

**Living Room** 18' 2" x 11' 7" (5.54m x 3.53m)

**Kitchen Dining Room** 18' 3" x 13' 7" (5.56m x 4.14m)

**Sun Room** 17' 4" x 11' 10" (5.28m x 3.61m)

**Bedroom One** 11' 1" x 10' 8" (3.38m x 3.25m)

**Ensuite**

**Bedroom Two** 11' 10" x 11' 0" (3.61m x 3.35m)

**Bedroom Three** 9' 6" x 7' 6" (2.9m x 2.29m)

**Bedroom Four/Dressing Room** 11' 9" x 6' 10" (3.58m x 2.08m)

**Bathroom**

**Property Information**

**Tenure** Freehold

**Council Tax** Band E

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

**Directions** From the Hackney & Leigh Carnforth Office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth, straight over at the mini roundabout, into Bolton le Sands. The turning for Mill Lane is the third on the right, from here, take your second left and you will find Chestnut House located on your right hand side.

**What3Words** ///heartache.sharper.onions

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth 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).



Bedroom Four/Dressing Room



Bathroom



Garden



Garden

Request a Viewing Online or Call 01524 737727

# Meet the Team

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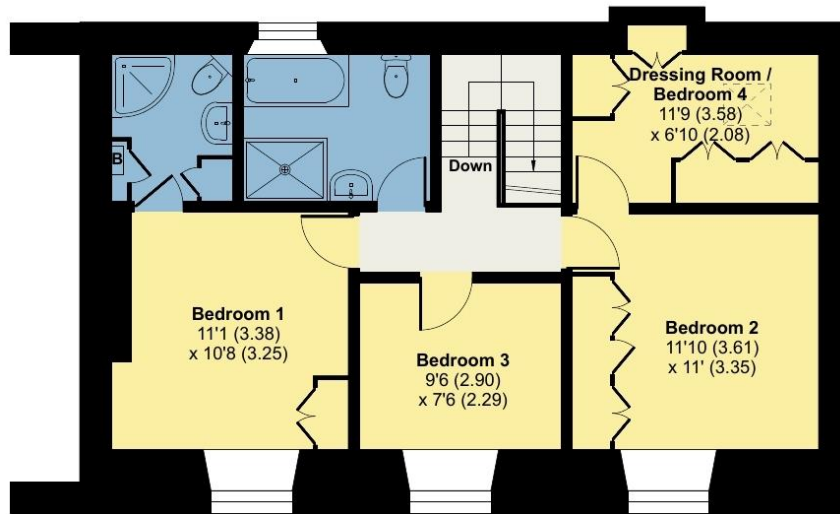
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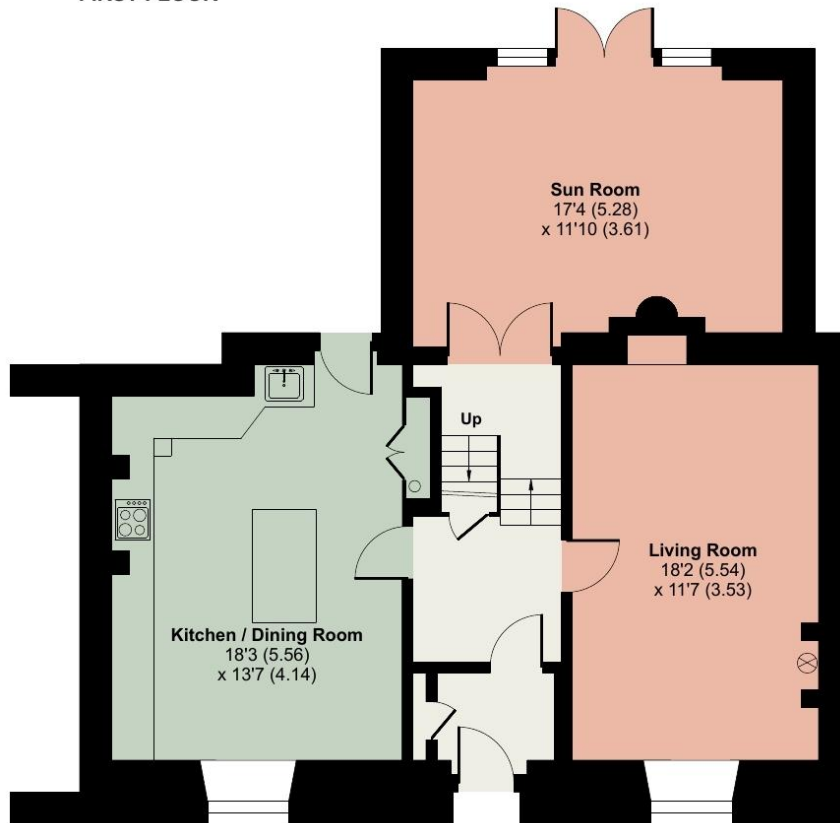
# Mill Lane, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hackney & Leigh. REF: 1226060

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