



**HACKNEY
& LEIGH**

Bolton Le Sands

£450,000

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*



4



2



2



D



Ultrafast
Broadband



Drive way

Property Reference: C2483



Entrance Hall



Living Room



Kitchen Dining Room



Kitchen Dining Room

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.

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.

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.

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.

Accommodation with approximate dimensions

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



Kitchen Dining Room



Sun Room



Bedroom One



Ensuite



Bedroom Two



Bedroom Three

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.

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Bedroom Four/Dressing Room



Bathroom



Garden



Garden

[Request a Viewing Online](#) or Call 01524 737727

Meet the Team

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Viewings available 7 days a week
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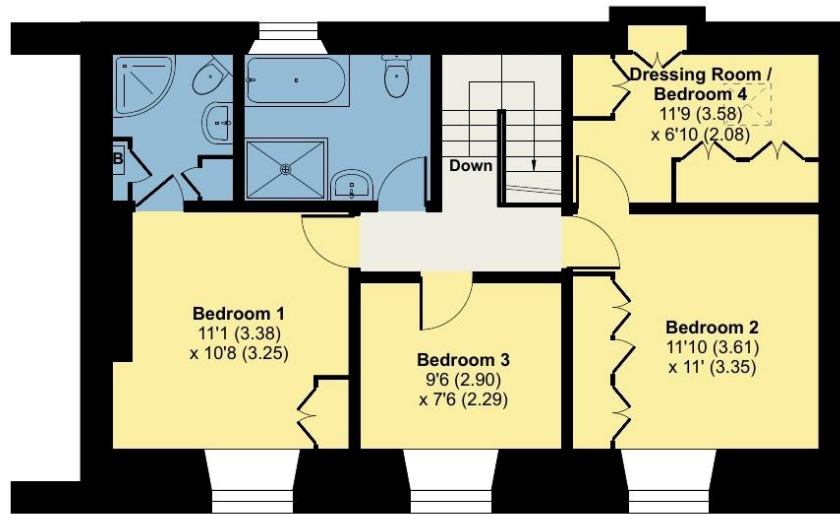
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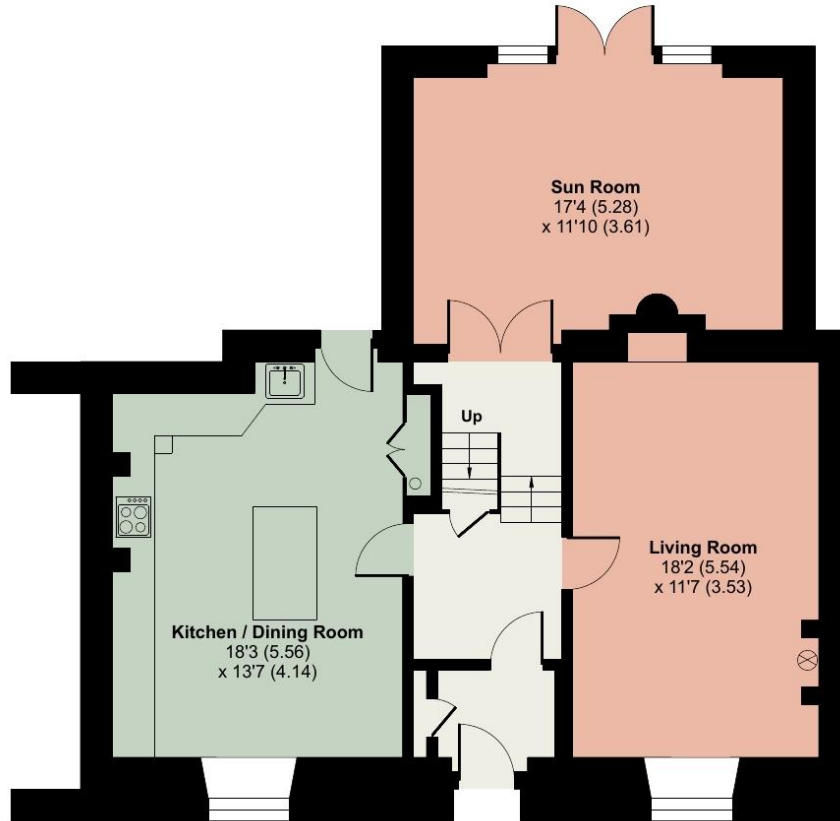
Mill Lane, Bolton Le Sands, Carnforth, LA5

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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