



Slyne With Hest

£480,000

Aikrigg, 115 Hest Bank Lane, Slyne With Hest, Lancaster, LA2 6AH

Set within the desirable village of Slyne with Hest, this beautifully maintained detached true bungalow enjoys a well connected location just a short distance from Lancaster, the M6 and scenic coastal walks. Featuring a delightful natural garden extending to approximately 1/3 acre with an abundance of wildlife and offering a perfect blend of tranquillity and convenience.

The picturesque parish of Slyne with Hest is made up of Slyne and Hest Bank which are attached to one another. Located just 3 miles north of Lancaster, the village is known for its welcoming community, and offers a blend of the fabulous Morecambe bay coastal routes, beautiful countryside and urban convenience.

Excellent local amenities include St Luke's Primary School, Ofsted rating Good; three well known pubs and a micro pub; a thriving Tennis Club, Village Hall, Village Store, Post Office, Pharmacy, Recreation Ground, and two Churches. Overall this is an ideal setting for those seeking a peaceful yet very well connected base.

Quick Overview

A Well Presented Detached True Bungalow
A Most Beautiful Natural Garden
This is a Real Gem of a Property
Cedar Wood Cabin Among Trees
Nestled in the Popular Residential Village of Slyne
with Hest
Ample Parking for Several Cars and Garage
Veranda and Large Patio Seating Area
1/4 of Mile from the Bay Gateway/1.5 Miles to M6
J34
Plenty of Room to Extend (Subject to Planning)
Ultrafast Broadband Available*



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Ultrafast
Broadband



Drive way &
Garage

Property Reference: C2523



Aikrigg



Living Room



Kitchen



Bedroom Two

Step inside the property and be welcomed by the bright and inviting entrance porch/sun room - a perfect suntrap and an ideal spot to sit back and relax. The home features a tasteful neutral décor and modern finishes throughout, creating a warm and timeless atmosphere. Continue into the well-proportioned living room, with an elegant bay window overlooking the front elevation and a focal fireplace, offering ample space to incorporate a dining area if desired.

A cream carpet flows throughout the property and leads into the inner hallway, which provides access to all rooms and includes loft access via a ladder. The loft space, complete with a Velux window, power, and lighting, offers excellent additional storage and potential for conversion, subject to the necessary planning consents.

The kitchen is well-appointed with classic cream shaker-style cabinetry, wood-effect worktops, and a range of integrated Bosch appliances including a hob, oven, extractor, integrated dish washer and fridge freezer. There's also a one-and-a-half sink, complementary tiled splashback, and plumbing for a washing machine. Dual-aspect windows and a rear door allow natural light to flood in and provide access to the garden.

Adjoining the kitchen is a well-equipped garage, which houses the boiler and offers power and lighting - ideal for use as a workshop or, if preferred, could be converted to extend the kitchen and create a spacious kitchen-diner (subject to the necessary permissions).

The property offers three generously sized bedrooms, each presented as a blank canvas for personalisation. Bedroom one is located at the front of the home and features a bay window and built-in wardrobes. Bedroom two, with patio doors opening onto the rear garden and a Stovax log-burning fire, could serve equally well as a formal dining room or second sitting area. Bedroom three comfortably accommodates a double bed, making it a flexible space to suit a variety of needs.

This property sits on a generous and well-positioned plot, surrounded by beautiful natural gardens that enhance the overall appeal of the home. On approach, a gated entrance opens to a spacious front garden, complete with a neatly kept lawn and colourful flower borders. A well-laid pathway surrounds the property, providing easy access and linking the front and rear gardens, with a gated side entrance adding further convenience.

Ample off-street parking is available on a large gravelled driveway, but the rear garden is the true highlight, ideal for keen gardeners. It features a variety of established planting, including fruit trees such as apple, plum, blackcurrant, and gooseberry, as well as mature Acers, Maples, and a rich mix of shrubs that provide interest throughout the seasons and attracting an abundance of wildlife.

The garden offers a range of spots to sit, relax, or entertain,



Living Room



Bedroom One



Bedroom Three



Bathroom



Driveway



Driveway & Garage

including a dedicated patio area perfect for outdoor dining or enjoying the sun. Private and bordered by greenery, it provides a peaceful, secluded retreat from everyday life.

Tucked away at the bottom of the garden is a charming Cedar Wood Cabin, adding a versatile extra space-ideal as a reading nook, hobby room, or simply a quiet place to unwind and enjoy the tranquil surroundings.

Accommodation with approximate dimensions

Entrance Porch/Sun Room

Living Room 23' 8" x 13' 0" (7.21m x 3.96m)

Kitchen 12' 4" x 11' 6" (3.76m x 3.51m)

Bedroom One 13' 11" x 13' 7" (4.24m x 4.14m)

Bedroom Two 18' 11" x 12' 2" (5.77m x 3.71m)

Bedroom Three 11' 11" x 8' 3" (3.63m x 2.51m)

Bathroom

Garage 19' 0" x 11' 0" (5.79m x 3.35m)

Loft Space 25' x 12' (7.62m x 3.66m) and a height of 6'6 ft at the apex

Property Information New gas condensing central heating boiler 2022, Four new front gates and panels 2022, Everest double glazing, Two external water taps, Outside lighting.

Tenure Freehold

Council Tax Band E - Lancaster City Council

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

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

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What3Words ///career.super.secure

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Garden



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Hest Bank Lane, Slyne, Lancaster, LA2

Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1285019

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