



## Hest Bank

16 Bryn Grove, Hest Bank, Lancaster, LA2 6EX

Tucked away in a sought-after cul-de-sac in the heart of the charming village of Hest Bank, this exceptional detached dormer bungalow enjoys a peaceful setting with picturesque open fields to the rear.

Boasting generous living space throughout, the property is ideally positioned just off Ashworth Drive, offering a perfect blend of tranquillity and convenience. With the beautiful canal waterway just a short stroll away, this is an ideal location for those seeking a relaxed village lifestyle with easy access to scenic walks and local amenities.

OIRO £425,000

### Quick Overview

Detached Dormer Bungalow  
Sought-After Residential Location in Hest Bank  
Fantastic Family Home  
Green Outlook to the Rear  
Five Bedrooms, Two Reception Rooms  
No Chain Delay  
Close to Local Shops and Amenities  
Easy Access to the Bay Gateway and Lancaster City Centre  
Array of Walks on your Doorstep  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



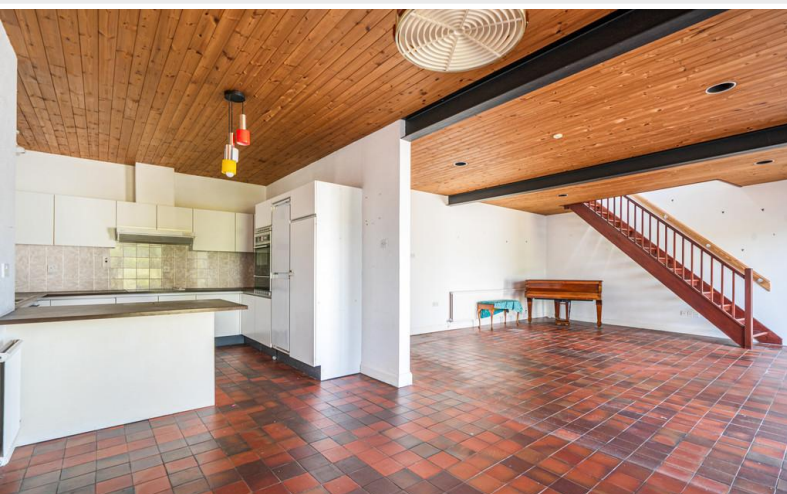
Drive way &  
Garage

Property Reference: C2549





Open Plan Kitchen/Dining/Living Area



Open Plan Kitchen/Dining/Living Area



Kitchen



Utility Room

Bryn Grove enjoys a prime location alongside the Lancaster Canal in the well-regarded village of Hest Bank. The village is popular with families and professionals alike, thanks to its semi-rural setting, good local primary school, and access to walking routes along the canal and nearby coast. Hest Bank offers practical amenities including a convenience store, post office, chemist, and a couple of local pubs. The village also benefits from community facilities such as a village hall, tennis club, and easy access to Morecambe Golf Club. With the Bay Gateway nearby, the M6 motorway is less than 10 minutes away, making travel to Lancaster and beyond convenient.

While the home is ready for modernisation, it already has strong foundations and generous proportions - ideal for shaping into a spacious, long-term family residence.

Upon entering, you're welcomed by the impressive sense of space. The ground floor features a large L-shaped open-plan kitchen, dining, and living area to the rear, filled with natural light from patio doors that lead out to the beautiful garden with uninterrupted countryside views. A separate, cosy front-facing lounge provides a perfect retreat for the colder months.

Also on the ground floor is a practical utility room with extra worktop space, plumbing, and side access. Two of the five bedrooms are located downstairs, offering flexible options for use as guest rooms, a home office, or hobby spaces, depending on your needs. Upstairs, three further well-sized bedrooms await your personal touch, including the main bedroom with its own ensuite. Bedrooms two and three also benefit from useful under-eaves storage.

The property is completed by a main four-piece family bathroom, an adjoining boiler/storage room, and a convenient downstairs WC near the entrance.

Externally, the property occupies a generous plot with well-maintained gardens to both the front and rear. At the front, a gated tarmac driveway provides ample off-road parking and leads to the entrance via a flagged pathway, complemented by a neat lawn and a spacious garage for additional storage or parking.

To the rear, the garden enjoys a stunning open outlook over green fields, creating a peaceful and private outdoor space. A well-kept lawn is accompanied by a generous patio area, perfect for outdoor dining or entertaining - framed by mature shrubs and flowering borders that add colour and character throughout the seasons.

A planning application has been submitted for a proposed residential development. For further details, please contact a member of the sales team or visit the Lancaster City Council planning portal using reference 25/00138/EIR.





Living Room



Bedroom One





Ensuite Bathroom



Bedroom Two



Bedroom Three



Bedroom Four

## Accommodation with approximate dimensions

### Entrance Hall

Living Room 15' 9" x 11' 0" (4.8m x 3.35m)

Open Plan Kitchen/Dining Living Room 30' 7" x 24' 3" (9.32m x 7.39m)

Utility 8' 10" x 7' 11" (2.69m x 2.41m)

### Downstairs Bathroom

Boiler Room 8' 0" x 5' 11" (2.44m x 1.8m)

Bedroom One 19' 6" x 11' 0" (5.94m x 3.35m)

### Ensuite Bathroom

Bedroom Two 12' 4" x 11' 7" (3.76m x 3.53m)

Bedroom Three 11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom Four 18' 8" x 13' 1" (5.69m x 3.99m)

Bedroom Five 12' 0" x 11' 4" (3.66m x 3.45m)

Garage 20' 8" x 14' 11" (6.3m x 4.55m)

## Property Information

**N.B** Please note, the property will remain available on the market until contracts have been exchanged.

**Tenure** Freehold. Please be advised that the property is not registered and the prospective purchaser will need to do the registration upon completion which may incur an additional cost.

**Council Tax Band** Band E - Lancaster City Council

**Services** Mains gas, electricity, water and drainage.

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

**Directions** From Carnforth town centre, head south on Lancaster Road (A6) and follow it for about 2.5 miles. After passing through Bolton-le-Sands, follow signs for Hest Bank and continue onto Coastal Road. Turn left onto Hatlex Lane, proceed over the bridge, then take the first left onto Ashworth Drive. Take the next right onto Bryn Grove and follow the road around where number 16 will be on your left hand side.

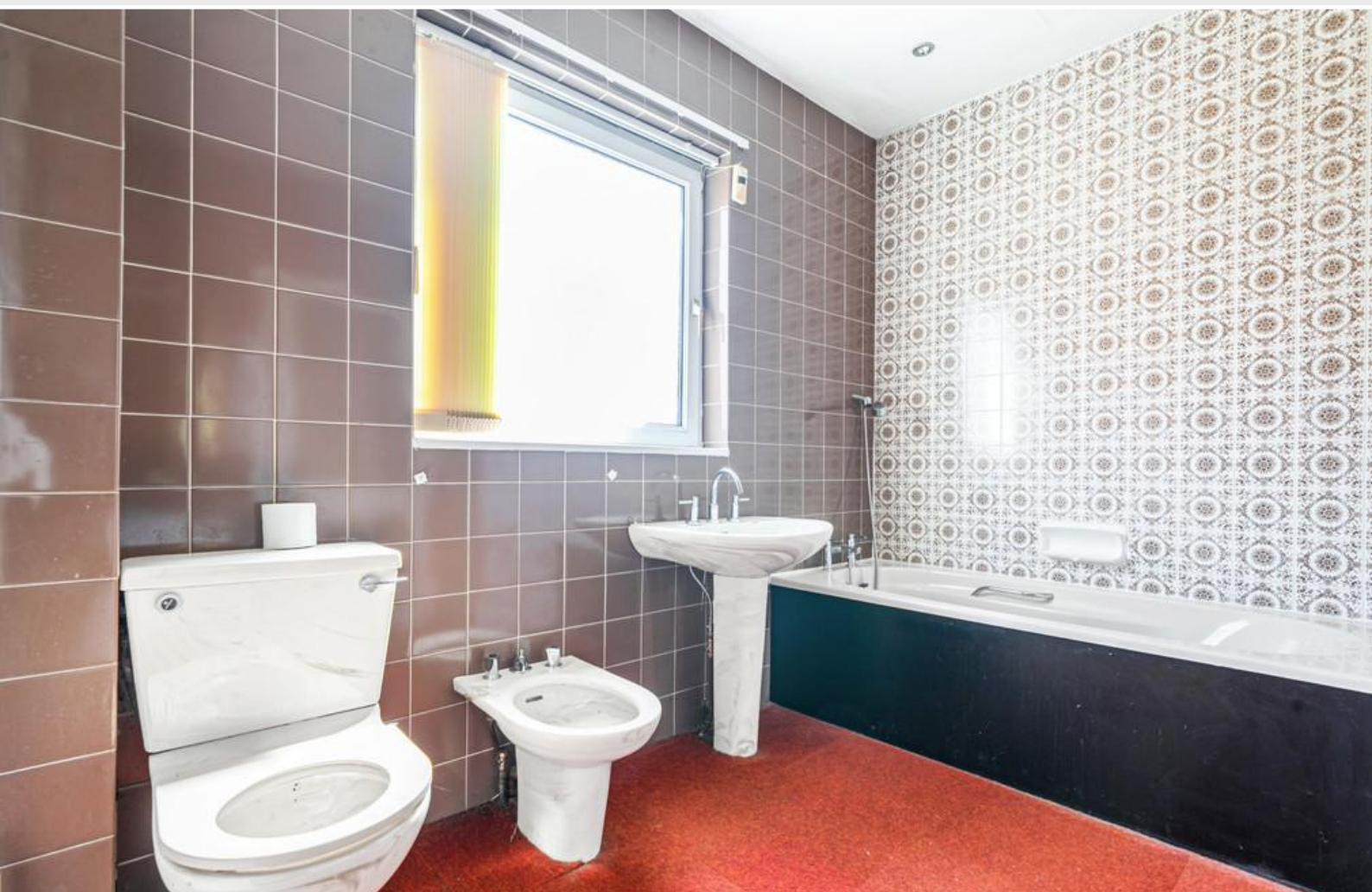
**What3Words** ///salt.masses.punters

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Bedroom Five



Bathroom





Garden



Garden

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



## Meet the Team

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# Bryn Grove, Hest Bank, Lancaster, LA2

Approximate Area = 2420 sq ft / 224.8 sq m

Limited Use Area(s) = 701 sq ft / 65.1 sq m

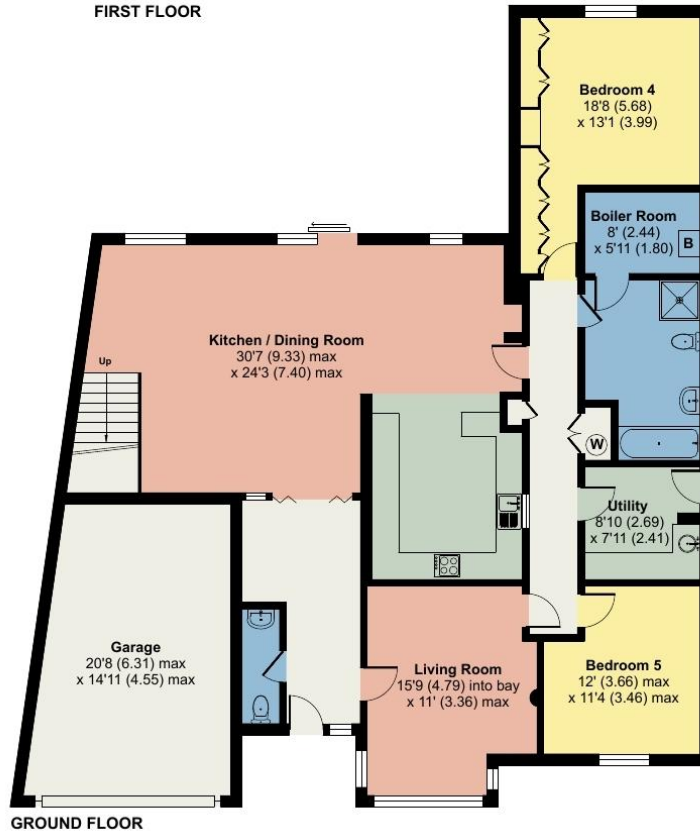
Garage = 288 sq ft / 26.7 sq m

Total = 3409 sq ft / 316.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1300696

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