



Hest Bank

£625,000

37 Coastal Road, Hest Bank, Lancaster, LA2 6HE

Nestled in the highly sought-after coastal village of Hest Bank, 37 Coastal Road is a charming 1930s detached residence that beautifully blends original character with modern touches. Offering partial views across Morecambe Bay and surrounding open fields, this spacious and versatile home is ideal for family living.

Quick Overview

- Detached 1930s Family Home
- Sought-After Village Location
- Stunning Bespoke Kitchen
- Four Well-Proportioned Bedrooms
- Pet & Child-Friendly Outdoor Space
- Views Across The Bay
- Private Rear Garden
- Close to Coastal Paths & Countryside Walks
- Generous Driveway Off Road Parking
- Ultrafast Broadband



4



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D



Ultrafast
Broadband



Off street
Parking

Property Reference: C2560



Entrance Hall



Living Room



Kitchen



Dining Room

Hest Bank is a picturesque and peaceful village situated along the Morecambe Bay coastline, just a short drive from Lancaster city centre. Renowned for its scenic coastal views and tranquil surroundings, the village offers a strong sense of community and a semi-rural charm. It benefits from excellent local amenities including a popular pub, local shops, and well-regarded primary schools, while also enjoying easy access to the M6 and the West Coast Main Line via nearby Carnforth station. With the Bay's tidal sands, countryside walks, and canal paths on the doorstep, Hest Bank is a desirable location for families, retirees, and professionals seeking a blend of coastal and country living.

Set back from the road, the property is approached via a generous driveway with ample off-road parking and steps leading to the front entrance. Inside, a large and welcoming hallway features original dark wood panelled walls, integrated storage, and elegant ceiling coving. The living room benefits from a front aspect window that floods the space with natural light and a wood-burning stove, creating a warm and relaxing atmosphere.

The heart of the home is the bespoke kitchen, fitted with soft taupe gloss units, quartz worktops, a central island with breakfast bar, and high-spec Siemens appliances including twin ovens, warming drawers, a microwave, and a 5-ring induction hob. A rear window offers views over the garden, filling the kitchen with light. A separate utility room provides further storage, appliance space, and access to a ground floor WC, the internal garage, and rear garden.

The integral garage is fully equipped with worktops, a stainless steel sink, and space for both washer and dryer. Completing the ground floor is a formal dining room with a rear bay window overlooking the private garden.

Upstairs, the principal bedroom overlooks the garden and includes fitted wardrobes. Bedroom two is a spacious front-facing double with integrated storage and a dressing area, enjoying views over the bay. Bedroom three is also front-facing with bay and field views, while the fourth bedroom is a single with a side aspect. The first floor is serviced by a stylish modern shower room, a separate family bathroom with fitted bath, and an additional WC. A small study space and two storage cupboards are located off the landing.

Externally, the rear garden is beautifully landscaped with a dual-level lawn, paved walkways, mature borders, a shed, and boiler house. The garden is private, gated, and secure, perfect for children or pets.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Accommodation with approximate dimensions

Entrance Hall 13' 09" x 13' 04" (4.19m x 4.06m)

Living Room 20' 03" x 13' 0" (6.17m x 3.96m)

Kitchen 13' 09" x 12' 11" (4.19m x 3.94m)

Utility 6' 10" x 6' 0" (2.08m x 1.83m)

Dining Room 15' 11" x 12' 10" (4.85m x 3.91m)

Bedroom One 15' x 13' 11" (4.57m x 4.24m)

Bedroom Two 16' 11" x 13' (5.16m x 3.96m)

Bedroom Three 13' 8" x 10' (4.17m x 3.05m)

Bedroom Four 10' 00" x 9' 01" (3.05m x 2.77m)

Family Shower Room

Family Bathroom

Separate W.C

Garage 16' 6" x 9' 8" (5.03m x 2.95m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains Electric, Gas, Water and Drainage.

Council Tax Band G - Lancaster City Council.

Energy Performance Certificate Energy Rating D - Potential to be C.

Directions From Hackney & Leigh Carnforth, continue up market street, turn left onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, turn left onto Coastal Road and continue for around 1 mile. 37 Coastal Road will be on your left.

What3Words [///craftsmen.explores.vaccines](http://craftsmen.explores.vaccines)

Viewings Strictly by appointment with Hackney & Leigh.

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Family Shower Room



Garden/Rear Aspect



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Meet the Team

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Coastal Road, Hest Bank, Lancaster, LA2

Approximate Area = 2057 sq ft / 191.1 sq m

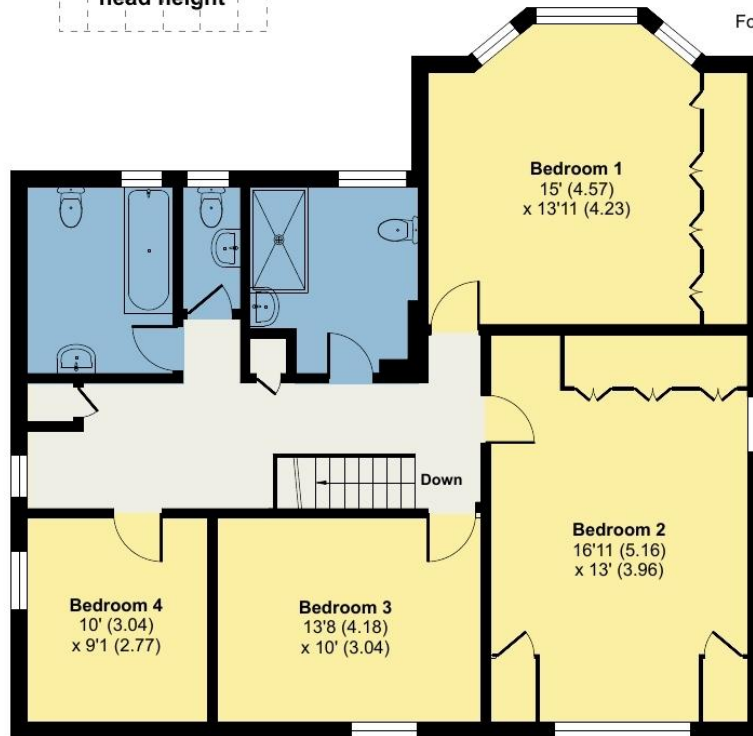
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 162 sq ft / 15 sq m

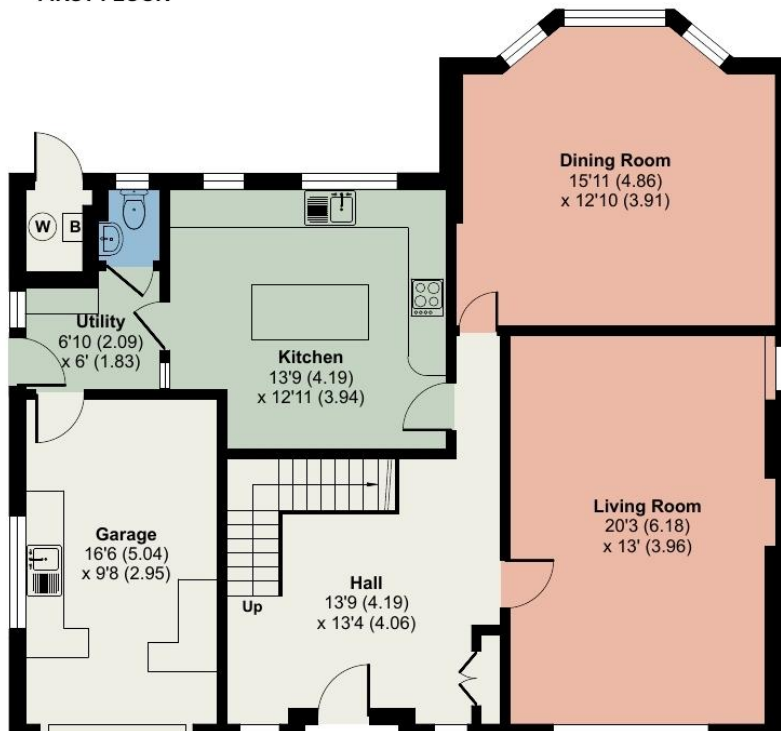
Total = 2236 sq ft / 207.6 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



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