



## The Orchard

113 Hest Bank Lane, Slyne, Lancaster, LA2 6AH

Price: £625,000

MATTHEWS  
BENJAMIN







# THE ORCHARD

113 HEST BANK LANE, SLYNE, LANCASTER, LA2 6AH

Welcome to this exceptional detached double fronted dormer bungalow. Remarkably spacious, neatly presented and in a generous and private garden, it offers excellent potential on many levels.

Accommodation enjoys good proportions and is naturally well lit with both modern appointments and attractive period features such as the fire surrounds in the sitting room and the kitchen diner, both of which have been fitted with characterful wood burning stoves.

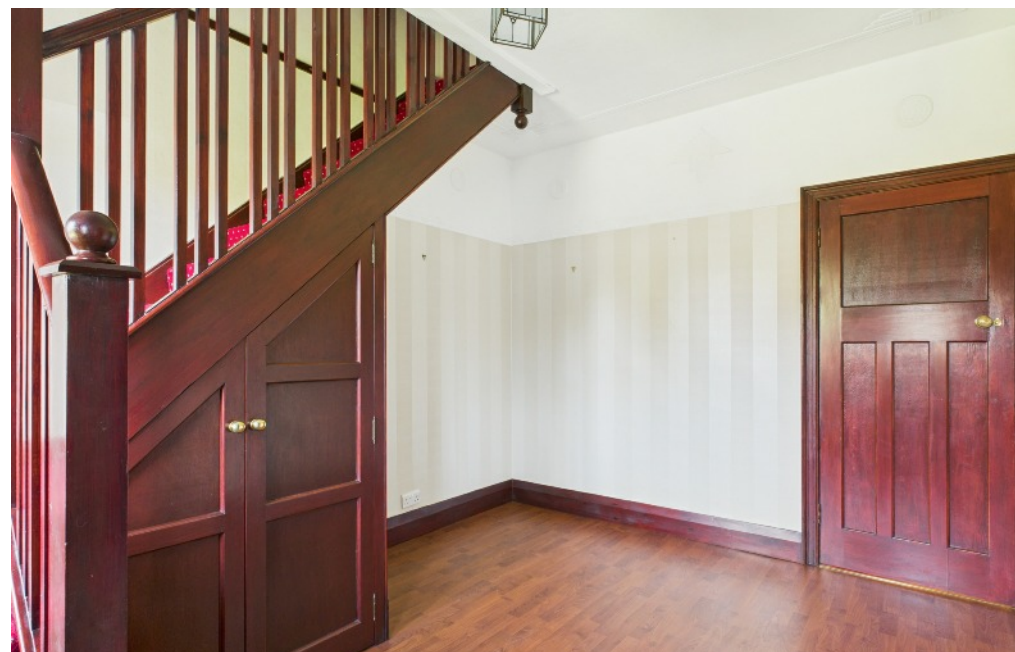
Off the central entrance hall are sitting and dining rooms, the well-appointed kitchen features sleek cabinetry, including a corner pantry, high quality appliances and a breakfast area that is perfect for casual dining. The kitchen flows into the garden room, the ideal space for appreciating the gardens or sitting back relaxing with a book.

The Orchard has three double bedrooms, the principal bedroom being located on the ground floor, adjacent to the family bathroom, along with the second bedroom. The upstairs is where you will find a further bathroom suite, a space that would be ideal for a home office or hobbies space and the third bedroom which has a built-in storage cupboard and another room that would be perfect for a dressing room.

The garden room was added fairly recently in 2018 and is a super addition to the accommodation with a roof lantern allowing natural light to flood in as well as commanding good views over the rear garden. The stylish kitchen has also been updated as has one of the bathrooms but there exists great scope to continue this work and also extend further (subject to consent) to put your own stamp on the property to meet your individual requirements.

Outside, The Orchard is positioned back from the road behind a fence which creates a lovely private setting. The driveway wraps around the property and leads to the double garage and an extensive parking area.

The front and side gardens are a mix of lawn together with established and varied planting. The back garden is a delight, large and private with mature planting and large, level lawns. There's plenty of space for outdoor entertaining and relaxation. A large summerhouse houses the hot tub which is included in the sale.







## LOCATION

The location offers easy access to the great outdoors, to the nearby coast at Hest Bank and Morecambe and the adjacent countryside of the Lune Valley and Forest of Bowland. The local National Parks of the Lake District and Yorkshire Dales are both easy to reach for day trips.

Slyne is a popular and highly respected residential neighbourhood with leafy streets and an attractive, well maintained selection of sought after properties. It's an accessible location whether travelling for business or pleasure as road and rail links are close at hand. The neighbouring village of Hest Bank benefits from an active local community, there are shops and services (including a Post Office and pharmacy) within the village. Carnforth (4.4 miles), Lancaster (2.8 miles) and Morecambe (3.6 miles) all readily accessible and offer a wider choice of shops, services and amenities.











### DIRECTIONS

what3words ///object.roses.either

Use the postcode LA2 6AH on Sat Nav with reference to the directions below:

Leaving Lancaster in a northerly direction on the A6, continue along Slyne Road, over the Bay Gateway bridge. Continue straight on at the traffic lights and take the left hand turning onto Hest Bank Lane. Pass the left turn for Beech Grove and The Orchard is the third property on the right with a name sign on the fence panel.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Baxi boiler in the eaves space off Bedroom 3. Solar PV & Solar Thermal - owned outright.

### MOBILE AND BROADBAND SERVICES.

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### TENURE

Freehold

### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Bosch hob, oven and grill, NEFF extractor fan, Zanussi fridge, Zanussi dishwasher and in the summer house, a hot tub.

### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

2155 ft<sup>2</sup>  
200.2 m<sup>2</sup>

Reduced headroom

31 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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