



Brendon Chase
Bridge Croft | Bolton le Sands | Carnforth | Lancashire | LA5 8JG

FINE & COUNTRY

BRENDON CHASE



Welcome to Brendon Chase, Town End, Bolton-le-Sands, LA5 8JG
Potential, potential, potential!

Light, bright and spacious in a large garden, Brendon Chase represents a fabulous opportunity to bring this super detached house into the 21st Century. It offers excellent scope for updating, remodeling and extending.

Dating back to the 1960s with later and long-standing extensions, the accommodation on offer is generous, picture windows bring in the light and provide great views over the garden and beyond Morecambe Bay and with one or two exceptions, it's now very much of its time and ready for a healthy dose of modernisation. So, please step forward if you have both the vision and the inclination to create something really special, Brendon Chase is ready for new life and contemporary creativity.

To the ground floor you'll find a hall with cloakroom and coats cupboard, a large sitting room and a dining room which are connected by a sun room spanning just over half of the front elevation, there is also a dining kitchen, snug and integral double garage. Rising to the first floor there are four double bedrooms, all of which have an ensuite, either bath or shower room.

The extensive plot totals c. 1.2 acres; the gardens would be excellent for a growing family; there is ample parking, an outdoor swimming pool, former tennis court and an orchard.

The location is wonderfully accessible for village amenities, road and rail links; indeed, if you are local to the area, you've probably driven past the house many times but have simply never realised it's there thanks to well established planting along the roadside.

This is a super opportunity to undertake a rewarding project that's as big as you choose to make it – update, remodel, extend – the options are open.

“ Brendon Chase has been a wonderful family home; we've all so many happy memories of growing up here. Our parents bought a plot and built the house, it would have been around 1963. In the 1970s/early 80s the house was extended in many places.

With three children there were always friends round, it was a lively and fun filled house. My parents loved to entertain and used to hold great parties here, in summer their barbecues around the swimming pool were such good fun.





Location

If you prize the accessibility of a location, then Brendon Chase is an absolute winner. Local services and amenities are convenient in Bolton-le-Sands, in the nearby town of Carnforth and in the city of Lancaster. On a wider level, whether travelling by road or rail, you are well connected. A couple of train stations are within easy reach; Carnforth station lies on the Bentham and Furness branch line offering direct services to Manchester Airport and Leeds. Lancaster station is on the main West Coast line with frequent services to London Euston, Edinburgh, Manchester and Manchester airport. If travelling by car, access to the M6 motorway is either at junction 34 (Lancaster) or 35 (Carnforth) depending on the direction of travel.

If good schooling is a requirement, then there are good primary schools in the area and the house is also within the catchment area for the well-regarded grammar schools in Lancaster.

Should you enjoy walking, running or cycling then both Lancaster Canal and the sea front are a short distance away, offering wonderful routes along the tow path and shoreline. Surrounding the immediate area is wonderful open countryside; if you are drawn to higher peaks, then the fells and hills of the Lake District and Yorkshire Dales National Parks are on hand as is the coastal AONB at Arnsdale and Silverdale and by contrast, the Forest of Bowland AONB which has access to wide open moorland. The shoreline of Lake Windermere at Bowness on Windermere is under 30 miles distant making it perfect for day trips or water sports.

In terms of local amenities, the closest town is Carnforth which offers a busy high street of shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. The Georgian city of Lancaster has much to offer in terms of retail, social and commercial opportunities. Much of the town centre is pedestrianised making for a pleasurable shopping experience with cuisines from all around the world represented in a wide variety of restaurants, cafes, bars and takeaways. There is a thriving cultural scene with two theatres, two cinemas and an arts centre.









Step inside

The whole house offers great views; of the garden in the foreground and then over trees to the panorama of Morecambe Bay with Grange over Sands providing the backdrop. The large picture windows deliver not just the views, but also a fabulous quality of light. The front elevation faces west and so captures the best of the afternoon and evening sun as well as basking in some glorious sunsets over the bay. Whilst it would be fair to say that some of the fixtures and fittings may be seen as dated, they will certainly 'see you on' as you decide on future plans.

On an everyday basis, the main parking area is by the back door, a coral coloured climbing rose surrounding it. The hall is central to the layout and includes a cloakroom and a handy cupboard for coats with a second storage cupboard under the stairs. The dining kitchen is two connected rooms giving room to spread out, there is an integral double oven, hob and plumbing for a dishwasher. The sitting room is wonderfully spacious and has a large front aspect bay window with a Stovax wood burning stove housed in an original slated surround. The dining room opens to the sun room along the front elevation, this in turn connects to the sitting room. In front of the sun room is the front terrace and elevated deck – the perfect place for eating outside or a glass of something chilled as you admire the sunsets. The addition of the sun room has created a super connection between reception spaces, enhancing the overall flow and usability of the ground floor – great for family life and also for welcoming family and friends to your home. The snug is a valuable and flexible space – TV room, play room or office. The corner window makes the ideal position for a desk and there is an open fireplace.

Rising to the first floor, off the landing is a large airing cupboard and a hatch to the roof space with a pull-down ladder.

All four of the bedrooms are good double rooms. Three of the bedrooms face west and enjoy excellent far-reaching views. Two of the bedrooms are probably contenders for the title of principal bedroom depending on whether you prefer the view or the space. In terms of size, bedroom 1 is on the rear elevation and has a gently sloping pine clad mono pitch ceiling, fitted wardrobes and a contemporary shower room. The second bedroom has a lovely north and west facing corner window with a fitted seat and commands cracking views. It has an ensuite bathroom, also with modern fittings. There are also super views, westerly towards the Morecambe Bay, from bedroom 3. It has fitted wardrobes as well as an ensuite bathroom, very much a period piece with a jade coloured suite with gold coloured detailing. The fourth bedroom faces west and has a door out to the first floor roof terrace. The ensuite bathroom is fitted with a pampas coloured suite.

Brendon Chase is all about the light, the space and the potential – all in all, a wonderful opportunity to create something really rather fabulous that's all about you.

















Step outside

For an active family and those keen on gardening, the extensive gardens offer immense amenity value and also their own share of potential to landscape.

In front of the house are generous lawns with established flowering shrubs including lilacs and roses. A tarmac drive leads up to the house with a feature ornamental lamp post. A brick paved parking area is conveniently placed next to the house which provides ample space to turn and park. There's also separate room for campers, caravans or boats to be stored.

The integral double garage has a double up and over door, water, power, light and a hatch to the adjacent fuel store for convenient internal access. There's additional space at the rear for a utility area, workshop or simply storage of gardening essentials. Attached to the garage and with separate external access is the boiler room.



The (unheated) swimming pool is tucked away and not visible from the house being screened with a well-established conifer hedge. Paved seating areas offer plenty of room for garden furniture – it's wonderfully private, sheltered and an absolute sun trap. Adjacent is a pump house and a summer house that's now ready for upgrading. Next to the pool is the site of a former tennis court which could be restored if this was of interest. There are extensive areas of lawn with shrubs, trees and an orchard offering cooking and eating apples as well as plum trees.

This is the ideal garden for active children with lots of space for games, camping, climbing sets and the like. If you like to have friends over, then it lends itself beautifully to garden and barbecue parties. There's plenty of room to landscape further if you were keen to establish a kitchen garden and grow your own fruit and vegetables, the sunny position would suit greenhouses a treat.





Floor 0



Floor 1

Approximate total area⁽¹⁾

2895.27 ft²
268.98 m²

Reduced headroom

4.59 ft²
0.29 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFTY Job

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Carnforth	2.6 miles
Lancaster	4.5 miles
Kirkby Lonsdale	13.3 miles
Preston	27.5 miles
Bowness-on-Windermere	27.8 miles
Manchester	59.9 miles

Transport links	
M6 J34	3.7 miles
M6 J35	4 miles
Manchester airport	67.1 miles
Liverpool airport	72.6 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speed potentially available from Openreach of 79 Mbps download and for uploading 20 Mbps.

Mobile

Indoor: EE reports 'likely' Voice and Data services. Vodafone and Three report them both to be 'limited'. O2 reports a 'likely' Voice service but a 'limited' Data service.

Outdoor: EE, Three, O2 and Vodafone reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

There is also a station at Carnforth (2.6 miles distant) on the Bentham and Furness branch line.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the boiler room.

Directions

what3words [boil.interviewer.comment](https://www.what3words.com/boil.interviewer.comment)

Use Sat Nav **LA5 8JG** with reference to the directions below:

From Lancaster, head north on the A6 (Slyne Road becoming Bye Pass Road). Travelling through Slyne and approaching Bolton-le-Sands pass Ricky's Restaurant and the vehicle sales garage on the left and take the third turning on the right, immediately after crossing the bridge over the canal. If you reach the traffic lights, you've just missed it. The turning is marked Town End (cul-de-sac), proceed and turn left onto Bridge Croft. Brendon Chase has a gated entrance on the right, the name is on the gate.

Please note

A restrictive covenant will limit development in the garden directly in front of Brendon Chase without the prior approval of the owners of The Hayloft. Please ask the Agents for further details.

The gardens between Brendon Chase and the adjacent property The Hayloft have been open plan. The boundary is marked out by stakes and a beech hedge will be planted by the vendors.

The first section of drive is owned by The Hayloft. Brendon Chase has a right of way over it and is solely responsible for upkeep.

Local leisure activities

Bolton-le-Sands Sports and Recreation Pavilion, including tennis courts and a children's playground
Historic houses to visit locally – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows
Golf clubs – Lancaster, Morecambe, Silverdale, Kendal, Casterton and Kirkby Lonsdale

Diving and open water swimming – Capernwray Diving Centre
In Lancaster there are theatres, cinemas, museums and historic buildings
Gyms and health clubs – Pure Leisure in Borwick, Salt Ayre Leisure Centre at Morecambe and in Lancaster at the University and 3-1-5 Fitness Centre

Places to eat

Walk along the canal to The Royal Hotel or the Hest Bank Hotel
Trungs, Far Pavillion, Packet Bridge Fish and Chips, Bay View Garden Centre Café and Archers Café at Red Bank Farm, all in Bolton-le-Sands
The Cross Keys, Slyne
There is a wide selection of places to eat in Lancaster, Kirkby Lonsdale and the Lune Valley

Great walks nearby

Locally, head for the tow path of the Lancaster Canal, over to the shoreline at Hest Bank or over to Morecambe's impressive Victorian promenade.

Surrounded by fabulous open countryside, if you enjoy getting out and about then be sure to check out local beauty spots, AONBs and National Parks. All involve taking the car but are within a comfortable drive for a day out.

The Lune Valley Ramble traces the course of the river's lower reaches

through the beautiful lowland scenery of The Lune Valley. The AONBs of the Forest of Bowland and coastal Arnside and Silverdale are very different and equally impressive in their own right.

For those that enjoy more of a challenge, then the National Parks of The Lake District (with Wainwright's 214 Lakeland fells to conquer) and Yorkshire Dales (with stunning low level hills as well as Yorkshire's famous Three Peaks, Ingleborough, Wharfedale and Pen-y-ghent) are waiting to be explored.

Schools

Primary

Bolton-le-Sands Primary School
St Luke's CoE Primary School, Slyne-with-Hest
Wilson's Endowed CoE School, Over Kellet
Nether Kellet Primary School

Secondary

Royal Lancaster Grammar Schools
Ripley St Thomas CoE Academy
Carnforth High School
Morecambe Bay Academy
Bay Leadership Academy

Further Education

Lancaster and Morecambe College
Kendal College
Lancaster University
University of Cumbria (Lancaster campus)

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed above. The light fittings in the hall and landing are excluded from the sale.

Guide price £875,000

Lancaster City Council – Council Tax band G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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