



Silver Ridge
10 Wallings Lane | Silverdale | Carnforth | Lancashire | LA5 0RZ

FINE & COUNTRY

SILVER RIDGE



Welcome to Silver Ridge, 10 Wallings Lane, Silverdale, Lancashire, LA5 0RZ

With architectural hallmarks of the Edwardian era, this impressive and statuesque period home stands in an elevated position and commands panoramic views over the village and out to Morecambe Bay. Purchased by the present owner in 2018, Silver Ridge has been comprehensively updated and now offers attractively presented, well proportioned and extensive accommodation over three floors surrounded by beautifully kept gardens with the benefit of a double garage and other extensive parking. The gardens envelope the house and create a secluded environment which affords great privacy. The house is distinctive in part because of the contrast of white roughcast elevations under a red tiled roof, but more so because of the large bay windows and dormers.

Starting on the ground floor is an entrance vestibule opening to a generous staircase hallway. The main reception room spans the front elevation and is supplemented by a second sitting room and a sleek and stylish dining kitchen. There is also a utility room, rear vestibule and downstairs cloakroom.

Between them, the first and second floors potentially offer seven double bedrooms, a house bathroom, three ensuite shower rooms and an ensuite bathroom. This generous provision has enabled the present owner to repurpose two of the bedrooms as an office and an art room leaving them with five dedicated bedrooms, four having ensuite facilities and a house bathroom. All of the ensuites have been refitted in his time at Silver Ridge and are contemporary and stylish.

The house has been completely rewired and replumbed, benefitting from a new gas boiler system. It also has recently been re-roofed and externally re-painted. No doubt impressive, this is a statement house, beautifully private in its extensive grounds and offering an enviable lifestyle in sought after Silverdale.





Location

Situated within the Arnside and Silverdale Area of Outstanding Natural Beauty, Silverdale is a charming village offering sheltered walks over limestone pavements, cliff top paths and natural woodland, leading to panoramic views across Morecambe Bay to the Lakeland Fells. The area is renowned for its flora and fauna, historic buildings and interesting geological features.

The village itself has a hotel and a pub, a small supermarket, post office, church, independent butchers, antique shop, Indian restaurant and a couple of cafés.

















Step inside

As part of the renovation work, the kitchen and all of the ensuites have been either newly provided or completely refitted. The accommodation on the second floor has been fully upgraded to provide modern living accommodation. Floor coverings have been laid and the house has been redecorated from top to bottom. All sockets and switches have been changed to chrome. The boiler system was installed at the end of 2019 and the house was completely replumbed and rewired. . Almost all of the windows are PVC for ease of upkeep.

Wooden doors that are part glazed open into the entrance vestibule, with a floor tiled in grey and black marble tiles, beautiful original oak and bevelled glass doors open to the staircase hall – it makes for an impressive entrance. Off the vestibule is a cloakroom with black and white chequerboard tiled floor with a heritage style wash basin and loo.

The spacious hall has a maple strip floor and the original staircase panelled balustrade. The light filled main reception has a complete WOW factor. It is virtually two rooms in size, with two deep bay windows at opposite corners and French windows set centrally opening out to the terrace. Perfect for families and parties, this is an ultimate entertaining space with a panoramic view thrown in on top. The maple floor in the hall continues through and there is a period corner open fire place with a curved top and matching stone semi-circular hearth.

Leading off from this room (and also with external staircase access) is a large seating terrace – the view from here is excellent; over trees and roof tops out across the bay. There is a slate tiled floor, outside carriage lights and power. Sitting and relaxing here with little other than birdsong as an accompaniment is an absolute treat.

There's a second smaller sitting room, itself still a very good size. With a dual aspect, there is a lovely bay window with fitted seat and a view out to the garden. Concealed wiring enabled a smart TV to be wall mounted. This room is loved in winter; it has a great cosy feel to it.



The dining kitchen is beautifully appointed and at the back of the house with extensive windows providing great views of the garden, additionally six Velux skylights allow light to flood in. Cream painted panelled base and wall cabinet doors and a matching island unit all with black quartz worktops and upstands give it a timeless classic look. There's a walk-in pantry cupboard providing excellent storage and the corner units have elegant convex doors. Appliances comprise two AEG ovens, hob, AEG extractor fan and light, Zanussi fridge and freezer, Beko dishwasher, concealed bin and a Quooker tap provides constant hot water for drinks.

The kitchen is supported by an utility room where there is storage and room for laundry appliances, a Zanussi tumble drier and an Indesit washing machine.

Rising to the first floor there's a generous landing which opens up to an east facing balcony. There are four double bedrooms on this floor, two of which have ensuite shower rooms. Three have bay windows and as two are on the front elevation they have elevated views over Silverdale and out to Morecambe Bay. There is also a fully tiled four-piece house bathroom which includes a Whirlpool bath.

The second floor is home to the master bedroom suite which has a fabulous dormer window with bi-folding window to capture the magnificent view. There's a walk-in wardrobe and an ensuite contemporarily appointed monochrome bathroom with a free standing bath and separate large shower. There are two further double bedrooms, one of which has a large dormer window with a fitted window seat so as to enjoy the view of the rear garden. This bedroom has the benefit of an ensuite shower room. The third bedroom also has a dormer window, this time with a view to the east over the village and taking in the church spire. It is currently used as a study.

This is a large, light and airy period house in a leafy private setting with the advantage of open coastal views. The space is well appointed and ready for immediate occupation. There is much to recommend this substantial home.





Step outside

The entrance is impressive and sets the tone for the gardens and grounds. The sense of anticipation builds as the limestone edged drive winds and climbs through the well kept gardens, laid out in a series of rooms, including lawns, shrubberies, limestone rockeries and seating areas. Some areas of the garden enjoy full sun, others dappled shade. The grounds are well tended and are generously stocked and established. Paths and steps also lead towards the house for those approaching on foot, including a pergola adorned with a climbing rose.

The rear garden offers more in the way of limestone rockeries intertwined with paths and encompassing lawns and a former pond.

At the top of the drive a parking area opens up and provides ample space for family and friends to park with ease. There is also a detached double garage.

The cellar is approached by way of an external door. With power, light and water, this useful space houses the twin central heating boilers and the water storage tank.

Under the front terrace there are store rooms and covered storage space, perfect for the winter storage of garden furniture and the like.







Silver Ridge

Approximate Gross Internal Area : 518.69 sq m / 5583.13 sq ft

Garage : 33.55 sq m / 361.12 sq ft

Cellar : 20.68 sq m / 222.59 sq ft

Total : 572.92sq m / 6166.86 sq ft



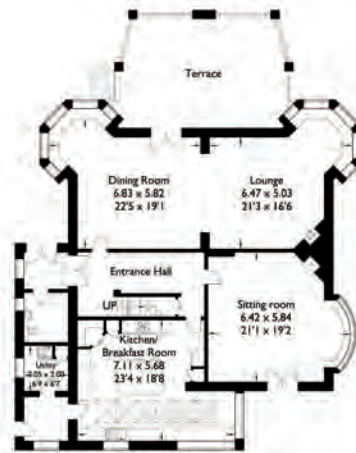
Garage



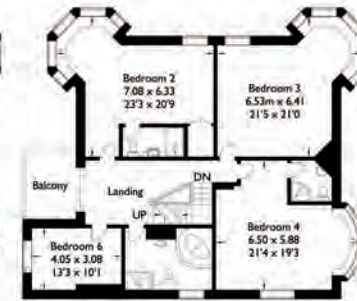
Second Floor



Cellar



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.08.2024



FURTHER INFORMATION

On the road

Carnforth	5.9 miles
M6 J35	7.8 miles
M6 J36	7.9 miles
Lancaster	12.4 miles
Kendal	13.5 miles
Windermere	21 miles
Ambleside	25.4 miles
Manchester	67.8 miles
Manchester airport	75 miles
Liverpool airport	81 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.

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 Silverdale (1.7 miles distant) on the Furness Line, which runs between Barrow in Furness and Lancaster.



Local Authority

Lancaster City Council

Services

Mains electricity, gas and water. Gas fired central heating from a boiler located in the undercroft (installed at the end of 2019). Drainage to a private septic tank located within the boundaries. Security alarm.

Directions

what3words: ///loves.laughes.rockets

Use Sat Nav LA5 0RZ with reference to the directions below:

There are various routes into Silverdale, depending on the direction of your approach. Our directions are written as if travelling from Carnforth/J35 of the M6 in a northerly direction. Once on the A6, turn left onto Nineteen Acre Lane, signposted for Silverdale/ Yealand Redmayne (Holgate/Leighton Moss). Proceed into Yealand and turn right at the T junction following signs for Silverdale, passing RSPB Leighton Moss and arriving at a T junction opposite Silverdale's golf course. Turn right onto Red Bridge Lane and proceed past the railway station and then as the main road bears round to the right, turn left (driving almost straight ahead) onto Park Road. Turn first right onto Cove Road and then turn third right onto Wallings Lane. Keep an eye to the right for a wooden finger post "Public Footpath Elmslack, Eaves Wood" turn right here and immediately left into the impressive entrance for No.10. The drive winds up with gardens either side, carry on and park at the top, there's lots of space.

Broadband

Broadband provider is B4RN (Broadband for the Rural North) www.B4RN.org.uk.

Things to do in the area

Things to do, places to visit

Levens Hall, Leighton Hall and Sizergh Castle

RSPB Leighton Moss

Nature Reserves at Warton Crag and Gait Barrows

Golf courses at Silverdale, Kirkby Lonsdale, Morecambe, Kendal and Lancaster.

The main attractions in the Lake District are within easy reach - Windermere and Ambleside are 21 and 25.4 miles distant respectively

Eating out

The Silverdale Hotel, The Royal pub, Wolf House Café, The Blossom Bird Café and Cinnamon Spice all in Silverdale

Strickland Arms, Sizergh

Plough Inn, Lupton

Sun Inn, Royal Hotel, Botanica, No.9 and many others at Kirkby Lonsdale

Great walks nearby

Being within the Silverdale and Arnside AONB there are many great walks from the doorstep. Head down to the shore, along the lane to the village, into sheltered woodlands or to one of many nature reserves; RSPB Leighton Moss, Eaves Wood (National Trust land which includes the Queen Victoria Jubilee Memorial known as The Pepperpot, visible from far and wide), Gait Barrows (National Nature Reserve) and Trowbarrow Quarry (a Local Nature Reserve and SSSI). Also within easy reach and worth exploring is Jack Scout offering flower studded pastures leading to a rocky headland looking out to sea with views of the Lakeland fells and Heald Brow. If you're fancying a longer walk then the Lancashire Coastal Way footpath leads from Silverdale to Freckleton, and the Cumbria Coastal Way takes you all the way to Gretna.

Schools

Primary

St John's CoE School, Silverdale

Secondary

Carnforth High School, Carnforth

Dallam School, Milnthorpe

Ripley St Thomas Academy, Lancaster

Queen Elizabeth School and QEstudio School, Kirkby Lonsdale

Lancaster Royal Grammar Schools

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings (save for the antique chandeliers in reception hall and the principal reception room), integral kitchen appliances as listed and the large statue on the main lawn (but not the other garden statues, ornaments etc).

Guide price £ 1,250,000

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.

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