



Carr Garth
18 Bailey Lane | Heysham | Morecambe | Lancashire | LA3 2PS

CARR GARTH





Welcome to Carr Garth, 18 Bailey Lane, Heysham, Lancashire, LA3 2PS

An impressive Grade II Listed period home offering extensive accommodation of great character with an interesting history. Ideally suited to a growing family or for those that like to entertain or seek to work from home.

Accommodation provides a hall, cloakroom and coat storage, breakfast kitchen with pantry and utility room, three reception rooms as well as two rooms for office/hobbies or play. There are six double bedrooms, two ensuite shower rooms, a family bathroom and cloakroom.

Outside there are walled gardens, with lawns to the front and side together with a fabulous large courtyard to the rear offering extensive parking surrounded by a collection of outbuildings and a double garage.

For those that know the oldest part of Heysham, this is a landmark residence, and whilst it enjoys all the benefits of being so central, it is also a remarkably quiet and private setting.

“ We’ve lived in Heysham all our married life, when Carr Garth became available, we jumped at the chance to live in such a beautiful property. It had been neglected and was in a sad way, in need of some TLC. We’ve undertaken a lot of work whilst we’ve been here and made it into a comfortable family home; it’s characterful and quirky and has a lovely atmosphere, very relaxed.





Location

Quaint and characterful, the former fishing village of Heysham lies on a headland on the northwest coast, south of the seaside town of Morecambe. Connected to Morecambe by an exceptionally popular promenade, together they offer a magnificent sweep of coastline and bay, looking across to the Lakeland fells. West facing, it also boasts some of the most stunning sunsets around.

Local legend has it that St Patrick landed at Heysham after crossing from Ireland and established St Patrick's Chapel, now sadly in ruins but together with the charming St Peter's Church they are both worth visiting.

For day-to-day essentials there are branches of Tesco Express and the Co-op as well as a traditional butchers, all within walking distance (c.0.3 miles) at the parade of shops and services known as Strawberry Gardens.

For families, there are primary schools within walking distance with older children travelling by bus to a choice of secondary schools in Heysham, Morecambe and Lancaster. Heysham has a Primary Care Centre and pharmacy, with Morecambe and Lancaster providing a further selection of health and care services.

Heysham is for those that prefer a quiet life, sea air, walks along the coast and nature. When the bright light beckons, Morecambe has fun things for the family (building work for the Eden Project Morecambe is hoped to start soon) and nearby Lancaster is one of England's Heritage Cities, a busy and vibrant city with a captivating past, a cultured present and a full calendar of festivals and celebratory events throughout the year. There's a wide choice of bars and restaurants, a range of national and independent retailers and two universities. There are hospitals in Morecambe (NHS) and Lancaster (NHS and private).

Whether you travel for business or pleasure as a small village, Heysham is accessible. By road, the Bay Gateway links the village to the M6. There is a train station on the main west coast line at Lancaster with a connecting branch line station at Morecambe, furthermore, there are ferry services to the Isle of Man from Heysham Port.

“ Heysham village is popular with visitors, it can be busy on Main Street during the season, but it's always lovely and quiet here. Whilst out in the garden we hear the church bells and birdsong.

We've really enjoyed being so central, there's a small snicket opposite, it's a shortcut to the pub and the church. We've loved the walks from the house, up onto The Barrows, onto the beach and along the promenade are favourites.









Setting the scene

A landmark house for anyone that knows Heysham village. A property that started as a small quarryman's cottage, was extended to create a more impressive gentleman's residence, been a school in the mid-1800s, a convalescent home for injured soldiers after the first world war, a guest house in the fifties, sixties and seventies and since then, a private home once more.

Historic England has recognised the character of this impressive home and classified it as Grade II Listed. Externally it is undeniably handsome and characterful. Internally there are plenty of period features but alongside these are the modern conveniences required for 21st family living such as gas central heating and double glazed windows. Bath, shower and cloakrooms are largely contemporary in their styling and the well-equipped kitchen will be sure to appeal to keen cooks.



The Grand Tour

A heavy-set front door over which is a stained-glass top light of “Carr Garth” opens into the hall.

There are three reception rooms, all look out onto the pretty front garden. West facing Morecambe Bay is well known for colourful sunsets and the rooms on the front elevation, especially the bedrooms, benefit from these. The living room has a stone fireplace with a living flame gas fire for convenience. Across the hall are the connected sitting and dining rooms, linked by a central chimney stack and double-sided wood burner with matching stone surrounds. A great room for family living and very atmospheric when friends come over.

The kitchen is a wonderfully social space and will be sure to appeal to the keen cook with a professional Gaggenau hob set up on the island unit which itself extends into a breakfast bar. Surely, a quintessential element for a period home, the Aga provides not only a cooking range, but airs ironing, warms cold hands and is a magnet for any visitors and pets. A door leads to a large pantry with a wall of open shelving it offers plentiful storage, items instantly visible so no more rummaging around in dark cupboards. Beyond the kitchen is a practical utility room, with additional appliances and storage as well as a back set of stairs leading up to the principal bedroom suite. As well as a cloakroom, there are two further rooms on the ground floor. Versatile, they could be used for home working, hobbies or as a playroom.

A period staircase leads to the first floor. The principal bedroom is spacious and has a built-in wardrobe as well as an ensuite shower room with contemporary fittings of a large shower, vanity wash basin and WC. The guest suite is shown on our floor plans as bedrooms 2 and 3 with a central shower room. A flexible arrangement that can be used as required. Both rooms enjoy a view over roof tops to Morecambe Bay.

There are three further double bedrooms making six in total. Two of these also enjoy the bay views and sunsets. Rooms without an ensuite have use of the impressive house bathroom, spacious and modern it features a free-standing slipper style bath, a large rainfall shower, a vanity wash basin and WC. There's also a separate cloakroom with a streamlined wash basin and WC.

“ We've thoroughly enjoyed our time here, it's a great family home, especially when our family or friends come over as there is so much space. It's a good Christmas house, the reception rooms are a pleasure to decorate and look so festive. It's spacious, but at the same time, very cosy.

At one stage a family member lived with us for a while, the two bedrooms with the Jack and Jill shower room became a suite with one bedroom used as a sitting room. It was ideal and gave them privacy.













Step outside

The space outside is also very generous. To the front, the house is set back from the road behind a walled boundary with a lawn, planted borders and established shrubs and trees. An arbour is tucked under a weeping willow tree. There's a gate onto the lane and a path runs round the side to the large rear courtyard, passing a garden store and outside loo on the way.

The courtyard is an absolute joy, offering ample room for parking, there is also a double garage with an additional side space for storage or working. An electric gate ensures the area is safe and secure. Around the courtyard are stone faced raised beds for planting and several outbuildings; a boiler house, hobbies room (with fitted cabinets and space for a fridge freezer, this has been used as a garden bar when the family have hosted), workshop and fuel store. There's also a delightful garden room, a lovely spot for a morning coffee and catch up with newspapers.

In the crook of the house is an inner walled area with a gate to the wider courtyard. A lovely big old wide door leads into the kitchen. Set up with your garden furniture, it's the perfect place for breakfast, morning coffee or lunch taken outdoors.

“ When the gates are closed, the courtyard is very private, not at all overlooked. It's secure for children and dogs and ideal when we have people over and can all be outside. We set a bar up in the outbuilding and the kitchen is handy; it all works well.

There's always a part of the garden in the sun. On hot days, the arbour under the trees is a wonderfully shady, cool spot.









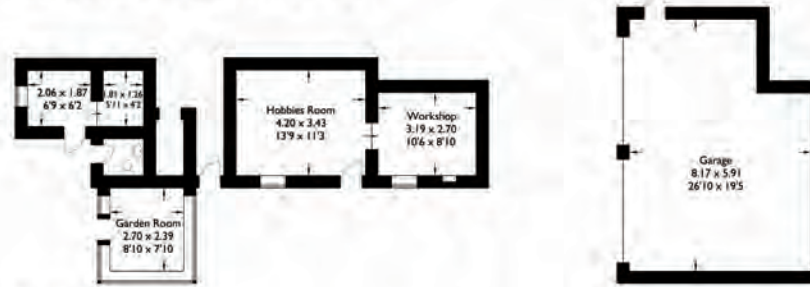
Carr Garth

Approximate Gross Internal Area : 268.83 sq m / 2893.66 sq ft

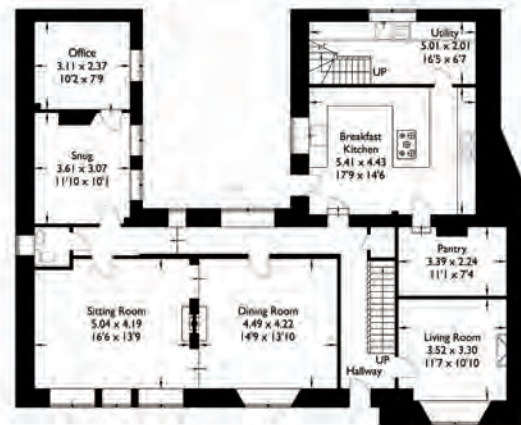
Garage : 44.05 sq m / 474.15 sq ft

Outbuildings : 42.75 sq m / 460.15 sq ft

Total : 355.63 sq m / 3827.96 sq ft



Outbuildings



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Lancaster	7 miles
Silverdale	16.8 miles
Arnsdale	19.8 miles
Kirkby Lonsdale	24.3 miles
Preston	31.1 miles
Bowness on Windemere	34.9 miles
Manchester	61.1 miles

Transport links

Heysham Port	1.5 miles
M6 J34	7.2 miles
Lancaster Station	7.6 miles
Manchester airport	70.6 miles
Liverpool airport	76.2 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

Ultrafast speeds potentially available from Openreach of 1,000 Mbps download and for uploading 1,000 Mbps.

Mobile

Indoor: EE, Three and Vodafone are not reported as providing any Voice or Data services. O2 is reported as providing 'limited' Voice service but no Data service.

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

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.

Additionally, there is a branch line station at Morecambe with frequent connections to Lancaster station.

Directions

what3words: fries.friday.form

Use Sat Nav **LA3 2PS** with reference to the directions below:

Travelling through Heysham on the A589 at the parade of shops at Strawberry Gardens, turn onto Knowlys Road by the Strawberry Gardens pub. Passing the open fields with the coastline view on the right, turn first right (a continuation of Knowlys Road) and drop down into the village. At the foot of the hill is a mini crossroads, straight ahead you will see Carr Garth. Continue straight ahead onto Bailey Lane, after passing the house, turn first left into the gated courtyard.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: the Gaggenau chef's hob comprising two gas rings, a wok ring, Teppanyaki hot plate and barbecue lava stones, all with a large fan over. Gas fired Aga, Bosch double oven and a Curry's dishwasher. Available by way of further negotiation are the free-standing appliances comprising a Samsung washing machine, Electra tumble dryer, Samsung fridge freezer (all in the utility room) and the Amica fridge freezer (in the outdoor hobbies room).

Services

Mains electricity, gas, water and drainage. Gas central heating and hot water from an Ideal boiler and storage tank in the outside boiler house. Heating capable of remote control via the NEST App.

Security alarm and RING doorbell, both controllable via an App. External motion activated security cameras. Two electric doors, power and light to the double garage. Externally there is lighting and three cold water taps.

Places to visit

St Peter's Church (Grade I Listed) and St Patrick's Chapel (a Scheduled Ancient Monument)
Heysham Heritage Centre
Reel cinema, Morecambe
Morecambe Winter Gardens
The Platform, Morecambe - music, comedy, dance, drama and children's shows in a quirky venue in an Edwardian railway station

Sport and recreation

In Heysham there's a golf club, cricket club and two playparks for younger children, one of which is along the promenade
Heysham Atoms Rugby League Club and Vale of Lune RUFC
Morecambe Football Club
Morecambe has many visitor attractions including ten pin bowling and dining at the Soul Bowl, Jump Rush Trampoline Park and Happy Mount Park, a traditional park with an adventure playground,

Places to eat

Informal dining, cafes and pubs

Within walking distance in the village is The Royal Hotel, Half Moon Bay Café, along the Barrows and a couple of other cafes
Still within walking distance at Strawberry Gardens, there is The Dispensary (coffee shop and wine bar) and The Bookmakers (a micro pub)
At Morecambe try The Morecambe Hotel and The Sun Terrace and Rotunda Bar at the iconic Midland Hotel
Brucciani's Art Deco Coffee Shop and Ice Cream Parlour and then at the far end of the promenade, Shackleton's of Bare
The Ship Hotel, Overton

Great walks nearby

The Barrows (National Trust) a grassy sandstone headland of coastline
Morecambe Promenade (4 miles end to end) perfect and exceptionally popular for strolling, cycling or running along the seafront. The stone jetty incorporates public art and games and during the warmer months there is a café.
Catch a train or hop in the car to Lancaster which offers great walks

In Lancaster there are theatres, cinemas, museums and historic buildings
Local historic houses to visit – Levens Hall, Leighton Hall,Sizergh Castle (National Trust) and Holker Hall
Heysham Nature Reserve
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

summer splash area, sports pitches, seasonal events and a caf
Park Run – Morecambe (starting from The Battery on the promenade) and Lancaster (from The Ashton Memorial, Williamson Park)
Nearby golf clubs – Lancaster, Morecambe and Silverdale
Gym and fitness – Salt Ayre Leisure Centre and Cheyette Fitness

Special occasions

The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside)

around Williamson Park, Lancaster Canal and the along the quayside to Glasson Dock.
The area is surrounded by fabulous open countryside including the Lune Valley, the AONBs of the Forest of Bowland and Silverdale and Arncliffe and the nearby National Parks of the Lake District and Yorkshire Dales. Collectively they offer superb countryside to explore whether you like to ramble, hike, run or cycle.

Schools

Primary

St. Peter's CoE Primary School
Trumacar Nursery and Community Primary School

Secondary

Morecambe Bay Academy
Bay Leadership Academy
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College

Further Education

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

Guide price £650,000

Lancaster City Council – Council Tax band G

Tenure - Freehold



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