



Belfield  
15 Broadway | Morecambe | Lancashire | LA4 5BQ



## Welcome to Belfield, 15 Broadway, Morecambe, Lancashire, LA4 5BQ

Properties of this calibre are rarely available. It's over 50 years since Belfield was on the market having been in the ownership of the same family since 1972.

Commanding a prime and highly desirable residential location, this handsome and substantial detached house was built almost 100 years ago in the architectural style of the Arts and Crafts Movement and is rich in authentic period features. It now offers discerning new owners a great opportunity to refresh, put their own stamp on it and so create a wonderful forever home for modern day living and ideal for a growing family. Naturally well lit, the spacious and well-proportioned accommodation provides a large hall, two fine reception rooms, a breakfast kitchen and downstairs cloakroom. On the first floor are four double bedrooms, a family bathroom with separate WC and an ensuite cloakroom. The attic floor offers fabulous scope to upgrade into additional bedroom accommodation and would make a palatial principal suite, work or hobbies space or perhaps a floor for teenagers with dedicated den and study areas.

The generous mature gardens are well kept and presently offer a double length garage, excellent parking and ample room for recreation, but there is also excellent potential to extend the house and create an amenity asset such as a garage, leisure suite, workspace or ancillary self-contained accommodation within the garden – they are a unique selling point and one where great value may be added.

On the much sought-after tree lined Broadway, Belfield is an impressive property as it now stands but has immense latent potential for enhancement. All round, this is an excellent proposition.









## Location

Whether you're seeking for a peaceful retirement retreat, a family-friendly community, or an up-and-coming area with excellent investment potential, Morecambe has something for everyone.

From its promenade Morecambe enjoys one of the finest wide-open views of any seaside town in England, a magnificent west facing panorama of coastline and bay, looking across to the iconic Lakeland fells. Glimpses of these views are available from inside Belfield in its position at the western end of Broadway as it approaches the promenade.

As well as the promenade and impressive stone jetty, there are also lovely sandy beaches and local landmarks such as the Grade II\* Listed 1930s Midland Hotel, an art-deco masterpiece that is a popular choice for a traditional afternoon tea, Sunday lunch, a special occasion or glass of something chilled as you admire the setting sun across the bay. Other noteworthy attractions are the Grade II\* Listed Winter Gardens (whilst the theatre was closed to the public in 1977 it is open seasonally for tours and for the occasional production) and the Eric Morecambe statue on the promenade. The exciting new Eden Project Morecambe will soon be built on the central promenade with the Winter Gardens and Midland Hotel as near neighbours.

Bordering Morecambe and linked by the promenade you'll find the picturesque seaside village of Heysham, itself boasting lovely coastal walks, tea shops and a popular pub. Morecambe is very much aligned to Lancaster, one of England's Heritage Cities where impressive Georgian stone façades hark back to a heyday as an important port. The vibrant city has a calendar full of festivals and celebratory events throughout the year. There is a wide choice of cafes, bars and restaurants, an excellent range of high street and independent shops centered around a pedestrianised area and a comprehensive provision of professional services, two universities and good healthcare provision with both private and NHS hospitals in the city.

For outdoor enthusiasts, Morecambe is surrounded by abundant countryside with the Protected National Landscapes of Arnsdale, Silverdale and the Forest of Bowland as well as the National Parks of the Lake District and Yorkshire Dales all within easy reach for day trips and exploration, whether by foot, bike or car.

Whether for work or pleasure, travel is easy, there are branch line stations in both Morecambe and Bare, with regular services to Lancaster station on the main west coast line. From Lancaster there are direct lines to Preston, Manchester, Manchester airport, London Euston and Edinburgh. The nearby M6 motorway provides quick access to the north west and the rest of the country, making Morecambe both well-connected and conveniently located.

*“It's a very settled and established neighbourhood; people tend to move in and stay, it's a great place to live. We've all loved the promenade, the bracing sea air and breathtaking views. The setting is ideal, we're back from the road and it's surprisingly quiet for somewhere so central. The garden is planted with mature trees and shrubs; it's very private and backs onto the school.”*

*The morning sun is on the front of the house, moving round to the back garden for the afternoon and evening.*





### Setting the scene

Framed architect's plans for the original house hang on the landing which illustrate several of the original features which still exist, such as the original bell board from Brown & Birchall of Nelson Street, Morecambe. Period architectural details feature throughout the house and include an oak front door with leaded and stained glass, wall panelling in the hallway, up the stairs and on the landing, panel doors, deep rounded covings, picture rails, fitted cupboards, bay windows, fireplaces and the impressive wide staircase.

Whether you want to focus on the heritage of the property in your refurbishment, use it as the base for a sympathetic makeover or envisage an altogether more contemporary end result, all things are possible.

Windows are mainly double-glazed (some with security alarm): some period windows are secondary glazed.

### The grand tour

Step inside this elegant and well-maintained period residence and discover a house of space, character and potential for future generations.

The porch has been enclosed and provides a sheltered approach into the generous and impactful entrance hall which sets the tone for the rest of the property. Under the stairs, a convenient downstairs cloakroom adds to the practicality of the space. Whether it's for day-to-day family living or welcoming guests, there are two spacious reception rooms, each graced with large bay windows that flood the rooms with natural light. The aspect to the rear is of the extensive back garden and, to the front, over the front garden to the tree lined road with Morecambe Bay visible beyond the promenade at the end of Broadway. The breakfast kitchen is a sociable and functional space thoughtfully created by opening smaller spaces to provide a room ideal for modern family living, while still respecting Belfield's traditional roots.

Upstairs, a wide landing gives access to four generous double bedrooms, two of which feature attractive bay windows that add a sense of grandeur and provide elevated views. One of the front facing bedrooms now includes a cloakroom with potential to enlarge to a shower room, and has modern fitted wardrobes. There are three further double bedrooms, two with wash hand basins, and one with a fitted shower. One has a wall of floor to ceiling original panel fronted shelved cupboards, and another features modern fitted wardrobes.

A family bathroom and a separate WC also serve this floor. At the present time the second floor attic is accessed by a wooden ladder, but with good head height and square footage there is scope to remodel the first floor to accommodate a staircase befitting a future conversion with dormer windows. The attic offers tremendous potential, whether for additional bedrooms, a luxurious principal bedroom suite, home office or hobbies area, all subject to the necessary consents.

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“ As a family we have really valued the space Belfield has given us. It was our parents' home and whilst it suited them for their retirement it was also roomy enough for children and grandchildren to enjoy being together. It's a great house and garden for entertaining, the house just seems to expand to comfortably fit a crowd.













### Step outside

Set back off tree-lined Broadway behind a deep grassed verge which affords privacy for the house, the front garden is gated with smart matching railings running along the frontage. A neat lawn with evergreen shrubs provides the immediate outlook for the house. The drive is brick edged and provides turning and space for several vehicles to park off road.

There is pedestrian access to the back garden down both sides of the house; these are gated so that the garden is secure and offers peace of mind for those with young children or pets. The garage is double length with an electric roller door, side personal door, internal power and light. A wooden pergola runs down the length and has a wisteria happily making its way along. Attached to the rear of the garage is a covered, open fronted store.

The large back garden is a joy, with a wide variety of established and well-maintained trees and shrubs, the lawn and seating areas are private and afford an area for relaxation and children's play. Not immediately apparent, is the far garden area, screened from the main garden and previously used for growing fruit and vegetables.

The garden offers wonderful potential; there's plenty of room to extend the house and still have a generous garden or build a stand-alone structure as neighbouring properties have done. All subject to consent.

Exterior light and water.



“ On the original plans the lean-to on the rear elevation is shown as a greenhouse. Our parents were keen gardeners and used it to raise seedlings and overwinter tender plants. It now provides a useful utility space.





## 15 Broadway

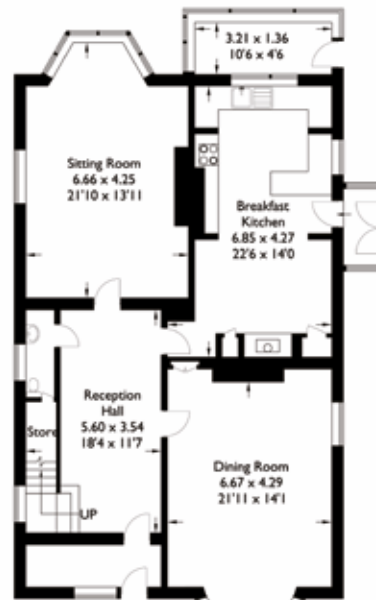
Approximate Gross Internal Area : 274.90 sq m / 2958.99 sq ft

Outbuilding : 40.25 sq m / 433.24 sq ft

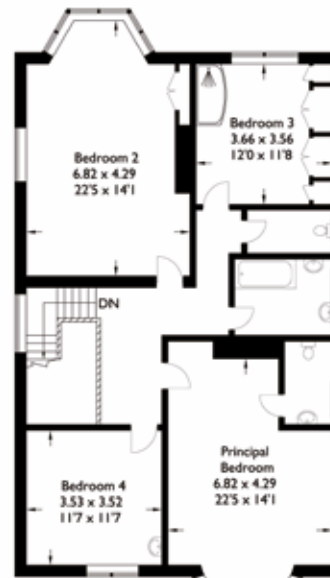
Total : 315.15 sq m / 3392.24 sq ft



----- Restricted Head Height



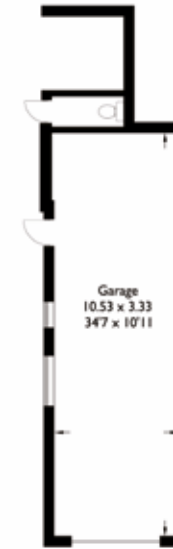
Ground Floor



First Floor



Attic



Outbuilding

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.





# FURTHER INFORMATION

## *On the road*

Morecambe	0.9 miles
Lancaster	3.8 miles
Garstang	16.7 miles
Kirkby Lonsdale	20.9 miles
Preston	27.8 miles
Bowness on Windermere	30.9 miles
Manchester	57.7 miles

Transport links	
M6 J34	3.9 miles
Lancaster station	4.4 miles
Manchester airport	67.2 miles
Liverpool airport	72.8 miles

## *Internet Speed*

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)

## *Please note*

The verge is council owned and maintained. There is a right of way from the public highway (Broadway) to the house.

## *Rail Journeys*

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

Additionally, there are branch line stations at Morecambe and Bare Lane providing connections to Lancaster station.



## *Directions*

**what3words breed.names.trade**

Download the **what3words** App or go online for directions straight to the property.

## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from a modern Ideal boiler in the breakfast kitchen. Security alarm.

## *Viewings Health and Safety*

Access to the attics is via a ladder. As such, access is strictly at your own risk. For your safety, we ask that all those viewing wear sensible footwear and clothing and exercise caution at all times whilst using the ladder. Your safety is our priority. Anyone not complying with these requirements may be refused entry. Thank you for your understanding and cooperation.



## Local leisure activities

### Places to visit

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall  
Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)  
The Platform - music, comedy, dance, drama and children's shows in a quirky venue of an Edwardian railway station  
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park  
Reel cinema, Morecambe and The Dukes and Vue in Lancaster  
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

### Sport and recreation

Salt Ayre leisure centre  
Cheyette Fitness, Hest Bank  
Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University Sports Centre  
Cricket, football, tennis and rugby clubs in Morecambe, Heysham and Lancaster  
Morecambe Golf Club with others nearby at Heysham, Lancaster and Silverdale  
Parkrun on a Saturday morning on Morecambe Promenade or at Williamson Park, Lancaster  
Sea fishing from the Stone Jetty and promenade  
Ten pin bowling and dining at the Soul Bowl  
Jump Rush Trampoline Park  
Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and café

## Places to eat

### Informal dining, cafes and pubs

In Morecambe and in Bare: The Sun Terrace and Rotunda Bar at The Midland, The Morecambe Hotel, Brucciani's Art Deco Coffee Shop and Ice Cream Parlour, Shackleton's of Bare, The Dog and Partridge, Bare and The Toby Carvery, Torrisholme.  
In Lancaster: Contemporary cafes at The Castle, The Hall and the Music Room (all Atkinsons Coffee Roasters), The Sun Hotel, Journey Social, Buccellis Italian and Brew.  
In Hest Bank: The Hest Bank and The Crossing micropub  
In Bolton le Sands: Royal Hotel, Bay View Restaurant and Archers Café at Red Bank Farm

### Special occasions

Bay Horse Inn at Bay Horse, 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)

## Great walks nearby

Exceptionally popular Morecambe Promenade (4 miles end to end) is a flat and accessible area perfect for strolling, cycling or running along the seafront. Every Saturday morning it's a venue for Park Run.  
Connected to the promenade is the stone jetty, a public area incorporating art, games and during the warmer months a café offers refreshments.  
In Lancaster there are great walks around Williamson Park, on Lancaster Canal's tow path and along the quayside to Glasson Dock  
The Lune Valley, the Protected National Landscapes of the Forest of Bowland and Silverdale and Arnside and the National Parks of the Lake District and Yorkshire Dales are all readily accessible for day trips and offer superb countryside to explore whether you like to ramble, hike, run or cycle by sea, river, lake or on the hills.

## Schools

### Primary

Great Wood Primary School  
Lancaster Road Primary School  
Torrisholme Community Primary School  
Morecambe and Heysham Grosvenor Park Primary School  
Westgate Primary School  
Sandylands Community Primary School

### Secondary

Morecambe Bay Academy  
Bay Leadership Academy  
Royal Lancaster Grammar Schools  
Ripley St Thomas CoE Academy, Lancaster

### Further Education

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

## Included in the sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as follows: Whirlpool gas hob with fan over, Stoves oven and Bosch dishwasher.

Available by way of further negotiation: curtains, freestanding appliances of Liebherr fridge freezer and Indesit washing machine.

Guide price £ 6 9 5 , 0 0 0

Lancaster City Council – Council Tax band G

Tenure - Freehold



*follow Fine & Country on*



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