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343 Marine Road Central
Morecambe | LA4 5AB

343 Marine Road Central Morecambe

An opportunity to complete the restoration of one of one of Morecambe's most impressive period properties on prestigious Morecambe Terrace. Grade II Listed and dating back to the early to mid 1800s this is a rare and exciting opportunity to create a truly exceptional home. Stripped back to a shell, the property provides an almost blank canvas for a full renovation, inviting new owners to design and finish the interiors to their own specification and taste.

Set across four floors and extending to around 2369 sq ft (220 sq m) the property boasts generous proportions throughout, with high ceilings and large windows offering superb natural light and period charm.

The accommodation briefly comprises a shared entrance vestibule, two large rooms on the ground floor, on the first floor off the landing there are two double bedrooms and potential for a bathroom, the second floor provides another two double bedrooms and potential for a cloakroom. An enclosed set of stairs leads to the extraordinary roof terrace from where there are 360 degree views. The lower ground floor comprises two rooms. Externally there is an area to the rear which could be landscaped to provide a seating area. At the front is a small foregarden and car parking. There is also a unique roof terrace with incredible 360 degree views.

The west facing views from the house are truly tremendous encompassing a panoramic sweep of coastline and bay, looking across to the impressive Lakeland fells, the orientation also ensures the house commands glorious sunsets.

Properties of this scale and potential are increasingly rare. Ideal for developers or private buyers seeking a unique project, this is a property not to be missed.



Location

Whether you're looking 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 Lakeland fells. These views are fully available from No. 343, from its prominent and slightly elevated position you can wake up to panoramic views of the bay and finish the day with the famously beautiful sunsets.

As well as the promenade and an impressive stone jetty, there are also lovely sandy beaches together with festivals and activities during the year. There are several local landmarks, one being the Grade II* Listed 1930s' Midland Hotel, an art-deco masterpiece that is a popular choice for a traditional afternoon tea, a special occasion dinner or a glass of something chilled as you admire the setting sun across the bay. Other places of interest 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 hopes to start construction soon; it will be situated 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. Nature lovers will appreciate the proximity to the Lake District, Yorkshire Dales and the Forest of Bowland, all within easy reach.

Commuting 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 regular services 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.





Setting the scene

High ceilings, period fireplaces, tall period windows, deep skirting boards and ornate plaster cornicing set the tone for the immense potential to restore this fine heritage home. Stripped back, it is now ready for the introduction of modern services, fixtures and fittings to equip it for comfortable contemporary 21st Century living.

Formerly the offices of the local Conservative Club until the mid 1980s, No. 343 received consent to be split into two residences in 1987. Together they have been awarded Grade II Listed status by Historic England in recognition of the fine architectural details. The online schedule is description rich and dates the property as early to mid 19th Century, noting the style as Gothic. It lists the canted bay windows, embattled and pierced parapets, blind tracery decoration, various carved stonework including a shield of arms and foliage, gothic frieze and decoration, octagonal corner turrets, crocketed finials, moulded Tudor-arched doorway and octagonal chimneys.

Outside at the front is a small foregarden and parking. To the rear is an area which could be landscaped to provide a seating area. The 360 degree views from the roof terrace are breathtaking – a fascinating vista of chimney pots, roof tops, church spires, the town hall, Lakeland fells and wide sweeping coastline.

The vendors have obtained consent for various work including the removal of rear garage door and installation of new timber painted doors, excavation to front elevation to re-instate light well, installation of three replacement windows, installation of suspended timber floor at basement level, internal alterations to partition walls and layout, installation of services, installation of doors and installation of bathroom to second floor.



On the road

Heysham	3.1 miles
Lancaster	4.5 miles
Garstang	17.5 miles
Kirkby Lonsdale	21.7 miles
Preston	28.3 miles
Bowness on Windemere	31.6 miles
Manchester	58.4 miles

Transport links

Morecambe station	0.7 miles
Bare station	1.4 miles
M6 J34	28.8 miles
Manchester airport	67.9 miles
Liverpool airport	73.4 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 post-code.

Schools

Primary

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

Secondary

Morecambe Bay Academy
Bay Leadership Academy
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy, Lancaster

Further Education

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

Rail journeys

Manchester (Piccadilly) 57 minutes
London (Euston) 2 hours 30 minutes
Edinburgh 2 hours 17 minutes
Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details. Additionally, there are branch line stations at Morecambe and Bare providing connections to Lancaster station.

Things to do

Places to visit

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

Morecambe Golf Club with others nearby at Heysham, Lancaster and Silverdale
Cricket, football, tennis and rugby clubs in Morecambe, Heysham and Lancaster
Parkrun on a Saturday morning on Morecambe Prom or at Williamson Park, Lancaster
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: The Sun Terrace and Rotunda Bar at The Midland, The Morecambe Hotel, Shackleton's of Bare, Brucciani's Art Deco Coffee Shop and Ice Cream Parlour.

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, The Crossing micropub, Packet Bridge Fish and Chips

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

Morecambe Promenade (4 miles end to end) has seen extensive refurbishment over recent years, making it a flat and accessible area that is exceptionally popular for strolling, cycling or running along the seafront.

Leading off the promenade, the stone jetty is a lovely walk out into Morecambe Bay and incorporates public art, games and during the warmer months the café at the end offers refreshments.

At Lancaster there are great walks around Williamson Park, on Lancaster Canal's tow path and along the quayside to Glasson Dock.

The Lune Valley and the Protected National Landscapes of the Forest of Bowland, Silverdale and Arncliffe and the Lake District National Park are all readily accessible for day trips and offer superb countryside to explore.





Services

Mains electricity, gas, water and drainage.

Planning

Consent granted 24/00821/FUL dated 6/12/24 for “Removal of rear garage door and installation of new timber painted doors, excavation to front elevation to re-instate light well and installation of three replacement windows”.

Consent granted 24/00822/LB dated 6/12/24 for “Listed building application for the installation of suspended timber floor at basement level, removal of rear garage door and installation of new doors, excavation to front elevation to reinstate lightwell, internal alterations including alterations to partition walls and layout, installation of services, installation of doors, installation of bathroom to second floor and installation of three replacement windows”.

To view full information, please visit Lancaster City Council’s website: planning.lancaster.gov.uk

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

Local Authority charges

Lancaster City Council – Council Tax band A

Prospective purchasers are advised to make their own enquiries to confirm this.

Tenure

Freehold

Please note

A restrictive covenant prevents subdividing the property into flats or using the property for a business (a home office is

permitted). It must be a “single dwelling-house”. Shared access and upkeep to front and rear.

Parking is for cars only, any “boat, caravan, trailer or commercial vehicle” must be parked in the garage.

Health and Safety

Please be aware that this property is currently in an unfinished state and may be considered a building site. As such, access is strictly at your own risk.

For your safety, we kindly ask that all visitors:

- **Wear sensible clothing** suitable for a construction environment
- **Sturdy, closed-toe footwear** (e.g. boots or solid shoes) is mandatory – no high heels, sandals, or open-toe shoes will be permitted

- **Exercise caution** at all times when moving through the property – floors, staircases and exposed areas may be uneven or unfinished
- **Children and pets** are not permitted on site under any circumstances
- **Please bring a torch as there is no electricity to certain areas**

Your safety is our priority. Anyone not complying with these requirements may be refused entry. Thank you for your understanding and cooperation.

Directions

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

Guide Price

£335,000



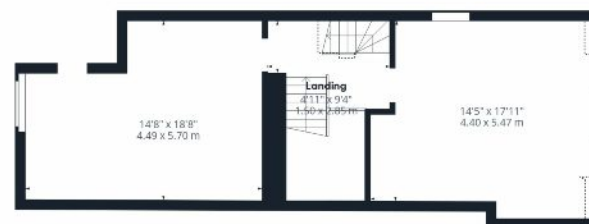
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area¹⁰

2369 ft²

220.2 m²

Reduced headroom

59 ft²

5.5 m²

(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.

GIRAFFE360



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