



341 Marine Road Central
Morecambe | Lancashire | LA4 5AB

FINE & COUNTRY

MARINE ROAD CENTRAL



Welcome to 341 Marine Road Central, Morecambe, LA4 5AB

An exciting and interesting opportunity has arisen to purchase one of Morecambe's most impressive period properties on prestigious Morecambe Terrace. This handsome sandstone mid terraced townhouse has abundant period features and offers extensive accommodation, in total over 5600 sq ft, set out over four floors. It is now ready for new owners to embrace the period features and undertake a refurbishment worthy of the style and stature of the property, bringing it gently into the 21st century and making it a house befitting modern day living.

The accommodation briefly comprises an entrance vestibule which leads into a large and striking hallway, two graceful reception rooms (one with ample room for a grand piano) and two further rooms, ideal as an office or playroom or possibly for incorporation into one large third reception room. There is a kitchen with domestic offices of utility, scullery, pantry and rear vestibule as well as a bathroom and two cloakrooms.

Rising to the first floor are six bedrooms and a bathroom. The second floor offers three rooms and additional under eaves storage space, with plenty more storage in the extensive cellars. Outside there is a delightful rear garden, well stocked and housing a greenhouse and a convenient outside cloakroom. There is pedestrian access to a generous single garage and along the front of the house is additional parking.

The views from the house are truly tremendous encompassing a panoramic sweep of coastline and bay, looking across to the impressive Lakeland mountains, especially stunning when there is snow on the tops. West facing, the property also enjoys some of the most glorious of sunsets.

Architectural note

Historic England have recognised the importance of the architecture and determined that the property is Grade II Listed. Their schedule, available to read online, states "Early-to-mid C19 with additions made in 1930s. Sandstone ashlar with slate roof. 2 storeys. Original house, to right, of 2 bays. Facade has storey band, and an iron gutter above a moulded cornice. Windows are glazing bar sashes. Left-hand bay contains stone bow window with 3 curved sashes on each floor. Door, in right-hand bay, is set in stone doorcase with unfluted Doric pilasters, cornice, and blank frieze. The door is of 6 raised-and-fielded panels, the upper 4 with re-entrant corners. Above is a transom light with intersecting diagonal glazing bars and a central quatrefoil. Chimneys to left and right. At the left are additions made in the 1930s in a similar style using similar materials. On each floor are 3 openings separated by mullions. All contain glazing bar sashes except for the left-hand opening on the ground floor, which contains a glazed door."





Location

From its promenade Morecambe enjoys one of the finest views of any seaside town in England, a magnificent west facing panorama of coastline and bay, looking across to the Lakeland mountains. The town boasts some of the most stunning sunsets around which will may be fully appreciated from the setting of No.341.

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 where he stands in his famous pose and is ever popular with fans as they mimic his position for a photo.

It is planned that the town will be the site for Eden Project Morecambe, an exciting new development which 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 pretty 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 busy city is vibrant with a captivating past, a cultured present and a full calendar of festivals and celebratory events throughout the year. There is a wide choice of bars and restaurants offering cuisine from around the world, 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.

Morecambe is well connected by road and rail. The Bay Gateway (A683) opened in 2016, connecting the M6 to Heysham it has reduced traveling times off the motorway to Morecambe as well. For train travel there are branch line stations in both Morecambe and Bare with regular services to Lancaster on the west coast main line, from here there are frequent services to Preston, Manchester, Manchester airport, London Euston and Edinburgh.

Enjoying a long-awaited revival, Morecambe is well connected and offers lots to see and do having an exciting future ahead with Eden Project Morecambe literally, on the horizon.





Step inside

A period residence offering light filled accommodation that is generous in proportion with high ceilings and tall windows and indulgently rich in character. It also comes with an interesting history, for many decades it was a well-loved home for a local doctor who practiced, along with colleagues, in a surgery located on the ground floor. As a fascinating slice of social history, certain pieces remain from that time such as signage and a small dispensary. In years gone by there was not only a doctor on this terrace of properties but an optician and dentist too.

Times change and the house is now ready for the next generation to use the extensive and adaptable accommodation (over 5600 sq ft) as they require and put their own individual stamp on it – possibly as a fabulous family home with plenty of room for a growing family both inside and in the rear garden, or as a wonderful residence for a couple looking to work from home, entertain and thoroughly embrace the ample space. The property also has potential opportunities for commercial use as impressive offices or consulting rooms. It's an imposing and instantly striking house that has been often admired by those walking past on the promenade. Viewed from the opposite angle, the aspect from the house of the promenade as you watch the world go by or the tide go in and out is equally impressive.

For those that appreciate architectural detail this house will be a great source of delight. Rich in period detail the property retains many points of interest such as an elegant staircase, weighty panel doors, period fireplaces and windows, many still fitted with the original glass (including striking bow windows on the front elevation), exposed and wide floorboards, plaster arches and curved 1930s plaster cornices. In the ground floor bathroom is a heritage wash basin and loo and there are vintage wash basins in a couple of the bedrooms whilst an upstairs bathroom still has the 1960s suite in situ – no doubt the height of fashion at the time! The kitchen has a section of exposed brickwork with bricks from the local works at Claughton in the nearby Lune Valley. Within the kitchen, scullery, utility room and pantry are some period floor and wall tiles and fitted cabinets. There are impressive stone spiral steps down to the cellar where there are more period details to enjoy – flagged floors and stone benches.

The overall feel is one of an elegant period home, it's ripe for upgrading and will doubtless make an exciting and rewarding project.





















Step outside

Approached from either the vestibule off the kitchen or the dining room, the rear garden is an absolute delight, the rooms facing east look out over it and enjoy the benefits of the abundant planting with a wide variety of established flowering shrubs, including hydrangeas and forsythia, and well stocked herbaceous borders, including hellebores and agapanthus. In spring there is pink blossom on the apple trees to be enjoyed. The back garden has many birds visiting and enjoys the morning and lunch time sun, so lovely for eating outside when the weather is favourable. Those with green fingers will appreciate the traditional Hartley Botanic greenhouse and cold frame, painted in a tasteful soft green. There is an outside loo, practical if you are working in the garden and don't want to traipse through the house.

The sun moves round to the front of the house in the afternoon and evening – Morecambe is renowned for its breathtaking sunsets as the sun bids farewell for the day across the bay. The area at the front of the house is perfect for a well-placed bench as you enjoy an afternoon cup of tea or chilled sundowner.

In terms of parking provision, there is space at the front for three or four cars and at the rear is a spacious single garage (having a roller door, power and light) with access off Clark Street. From the garage is a route on foot through the garden to the rear vestibule.





341 Marine Road Central

Approximate Gross Internal Area : 502.25 sq m / 5406.17 sq ft

Balcony : 4.64 sq m / 49.94 sq ft

Eaves : 14.48 sq m / 155.86 sq ft

Green House : 6.95 sq m / 74.80 sq ft

Garage : 29.48 sq m / 317.32 sq ft

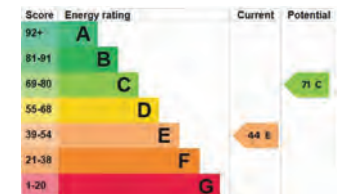
Total : 557.80 sq m / 6004.10 sq ft



Restricted Head Height



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

Lancaster	4.5 miles
M6 J34	5 miles
Preston	28.3 miles
Manchester	58.4 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 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.

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

Directions

what3words powder.closes.hardly

Use Sat Nav **LA4 5AB** with reference to the directions below:

Approaching Morecambe via the Bay Gateway (A683), turn onto the A589 (Morecambe Road) and continue to the Shrimp Roundabout and take the second exit onto Broadway (A589). When you reach the end and can see the sea, turn left onto Marine Road (A589). Continue until reaching the mini roundabout, take the first exit onto Lord Street and then immediately right. Marine Road Central is an attractive terrace of individual period houses sat in an elevated position slightly back from the main thoroughfare.

Internet Speed

Broadband

Ultrafast speed available from Openreach or Virgin Media of 1000 Mbps download and for uploading 100 Mbps.

Mobile

Indoor: O2 is reported as 'likely' for Voice and 'limited' for Data services. EE, Three, and Vodaphone are reported as 'limited' for both Voice and Data services.

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

Broadband and mobile information provided by Ofcom.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as follows: double integral electric oven, De Dietrich four plate induction hob, Liebherr tall fridge and tall freezer and a Miele dishwasher.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a boiler in the cellar. Security alarm and CCTV.

Things to do in the area

The Platform - music, comedy, dance, drama and children's shows in the unusual setting of an Edwardian former railway station
Ten pin bowling and dining at the Soul Bowl
Jump Rush Trampoline Park
Reel cinema
Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and café
Golf courses at Morecambe and Lancaster
Morecambe Football Club

Places to eat

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, The Quarterhouse, Journey Social, Buccellis Italian and Brew.

For special occasions, Quite Simply French and Now or Never by Journey Social in Lancaster

Great walks nearby

Morecambe Promenade (4 miles end to end) has seen extensive refurbishment over recent years, making it a flat and accessible area perfect and exceptionally popular for strolling, cycling or running along the seafront. Every Saturday morning there's a well-attended Park Run.

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, Forest of Bowland (AONB), Silverdale and Arnside (AONB) and Lake District National Park 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**
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

Guide price £ 4 9 9 , 9 5 0

Lancaster City Council
Council Tax band E

Tenure - Freehold

Please note

Whilst not legally documented, access rights and parking spaces on Morecambe Terrace in favour of No.341 are understood to have been in use since the 1840s.



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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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