



3 Morecambe Road
Morecambe | Lancashire | LA3 3AA

FINE & COUNTRY

3 MORECAMBE ROAD



Welcome to 3 Morecambe Road, Morecambe, Lancashire, LA3 3AA

Standing proud in a prime and central residential location, this handsome detached house was built in 1936 and has been in the ownership of the same family since 1966. Bearing original period details of the architectural era, this is a property offering great opportunity for new owners to refresh, put their own stamp on it and so create a wonderful forever home fit for modern day living.

The accommodation briefly comprises a verandah style porch, reception hall, a combined double reception room offering space for sitting and dining, a separate snug, large conservatory spanning the entire width of the rear elevation, a breakfast kitchen with pantry, utility room and downstairs bathroom. A wonderful period staircase rises to a generous landing off which are three double bedrooms, one of which has an ensuite shower room, another has a private balcony, there is a fourth single bedroom and a family bathroom.

As individual outside and it is on the inside. The house sits behind a smartly landscaped front garden, but it's the back garden that is truly the unique selling point, the space must be seen to be believed, it's an unexpected treat, the centre piece of which is a huge lawn – all in all it is absolutely perfect for a growing family or keen gardener. There's a garage, summer house and large garden store as well as plenty of private parking set behind electric gates.

This fine period property has great character and kerb appeal. It is now ready for an overhaul, with potential to add value, there are opportunities for remodeling as well as general refurbishment to really make this house into a home.





Location

New to Morecambe? Here's a whistle stop tour.....From its promenade Morecambe enjoys one of the finest views of any seaside town in England, a magnificent sweep of coastline and bay, looking across to the Lakeland mountains. West facing, it also boasts some of the most stunning sunsets around.

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 taking selfies.

The town is to 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.

Looking to let the train take the strain? Morecambe and Bare both have stations on a branch line 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 by road and rail links and offers lots to see and do having an exciting future ahead with Eden Project Morecambe on the horizon.







Step inside

In some respects the house has been largely untouched by the passing decades and is exceptionally characterful with plenty of period features setting it apart from other detached houses in the area.

First impressions always count and here they are excellent. Externally, the attractive front is highly individual with dressed sandstone, a verandah style porch over which is a bow fronted first floor balcony with access from one of the bedrooms and a delightful oriel window to another bedroom. Where still in situ, wooden framed windows have original ironmongery and leadwork, a few of the panes being bullseye glass.

Internally the period details feature in the original portion of the house (it was extended in 2003 with a substantial conservatory along the rear elevation). Double opening wooden doors lead into an entrance vestibule with an oak floor which continues through into the reception hall which is approached through a further set of double doors, this time being glazed. The hall has a real 'wow' factor with paneled walls up to picture rail height above which is a frieze and cornice. The wide wooden staircase is very impressive and laid with a carpet runner, a fitted lamp on the bottom newel post providing an unusual feature. On both the ground and first floors the original internal doors have a flush oak veneer finish with charming brass knobs and keyhole covers.

The primary living space is the large reception room, before the conservatory was built it would have run front to back with a triple aspect. There are now French windows out to the conservatory, enhancing the layout and overall sociable flow of accommodation. There's a beamed ceiling, bay window to the front garden and centrally placed, an open fireplace with an oak and tiled surround. On the opposite side of the central hall, the snug is a very welcoming and cosy room, equally atmospheric it has pine floorboards, a wide square bay window and a charming feature round window, wall paneling to picture rail height above which is a frieze and cornice. The fireplace now houses a gas flame effect fire.

Off the hall is a cloaks cupboard which leads through to a bathroom with a roll top bath, wash basin and loo. The conservatory is a great addition, a large, bright room with space for seating and dining and having French windows out to the back garden. The breakfast kitchen has a blue gas fired Aga as well as the option of an electric oven and gas hob. Fitted cabinets allow room for a Bosch freestanding dishwasher. There's a shelved understairs pantry, a door to outside and harking back to a bygone era, there's even a servants' bell board with the bell cord in the snug ready for summoning assistance – whether any service will be forthcoming is of course another matter entirely! The kitchen is supported by a separate utility room which completes the accommodation on the ground floor.

The staircase adds an air of grandeur to the central circulation areas, rising to a spacious landing with paneled walls up to picture rail height with a frieze and cornice above and having a large leaded window flooding the area with natural light. Off the landing is a useful airing cupboard.

The first double bedroom is on the front elevation and has exposed pine floorboards, a delightful oriel window and an ensuite shower room. The second double bedroom is also facing the front, has a wall of fitted wardrobes, a vanity wash basin and leaded French windows opening to a unique balcony with wrought iron balustrade – it's absolutely charming.

Overlooking the back garden are the two remaining bedrooms, the third double has a vanity wash basin, the fourth being a single sized room. The three double bedrooms all have secondary windows being original period features, small and round, they are very sweet.

Whilst the family bathroom fittings are of a mix of styles it is generously proportioned and has a roll top bath, twin vanity wash basins, a shower cubicle and loo. Throughout the house, where windows are not the original, they have been replaced with either wooden casement or PVC units.

Increasingly rare to find, this is house that offers immense potential to remodel and refurbish and in doing so create the perfect personalised property, adding value along the way.













Step outside

Set between a pair of stone finial topped pillars, electric gates are set back off the road, the pull in area featuring a compass set into a stone edged circle. As the gates opens the tarmac drive stretches ahead towards the garage, edged with stone setts it branches off into a path which leads round to the front of the house.

The front lawn is laid with artificial grass to offer reduced upkeep and is inset with circular laid stone setts. Borders and beds are well stocked and provide privacy to the front garden and elevation. A lovely feature is the verandah porch with three sandstone pillars – it makes a sheltered spot for a bench.

A second gate ensures that the back garden is safe and secure for children and dogs. The drive extends to a parking area, again, laid with tarmac and finished with smart stone setts. A second artificial lawn is positioned near the conservatory and is edged with curved planted flower borders.

There's parking in front of the detached garage which has an electric up and over door. A stone flagged seating terrace is laid to the side of the garage and extends to the rear with a summer house looking out over the large rear garden. It's a super area, and for growing families or keen gardeners will prove an absolute asset with plenty of scope for ball games, swings, climbing frames and additional landscaping or creation of a vegetable garden. Trees and shrubs are planted along the boundaries with established holly and Elaeagnus (Silverberry) evergreen hedges. At the far end of the lawn is a useful garden store, the size of a single garage it provides the ideal mower store.

In the front and back gardens there are Victorian style garden lampposts being in working order. There is also exterior power and water laid on.

The large garden is a unique feature for a property so centrally placed; for buyers seeking more space but still requiring the convenience and accessibility of an urban setting it's absolutely ideal.







3 Morecambe Road

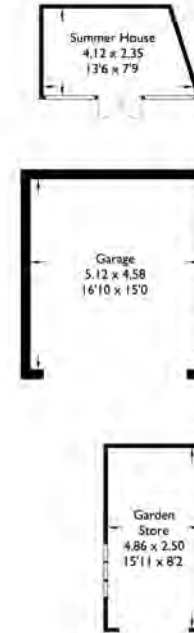
Approximate Gross Internal Area : 258.74 sq m / 2785.05 sq ft
 Garage : 23.44 sq m / 252.30 sq ft
 Outbuildings : 20.95 sq m / 225.50 sq ft
 Total : 303.13 sq m / 3262.86 sq ft



Ground Floor

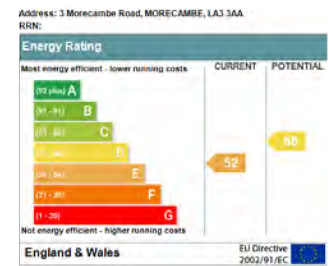


First Floor



Outbuildings

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 05.04.2024



FURTHER INFORMATION

On the road

Morecambe	1.8 miles
Lancaster	2.9 miles
M6 J34	3 miles
Preston	26.7 miles
Manchester	59 miles
Manchester airport	66.3 miles
Liverpool airport	71.9 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.

Directions

what3words dining.pound.reef

Use Sat Nav LA3 3AA with reference to the directions below:

Approaching Morecambe via the Bay Gateway (A683), turn onto the A589 (Morecambe Road) and continue until almost reaching the Shrimp Roundabout. No.3 is just before the roundabout on the left-hand side.

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.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as described.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester combi boiler in the utility room. Security alarm.

Broadband and Mobile

Broadband

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

Mobile

Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Things to do

Local leisure activities

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

Restaurants, cafes and bars

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 and Blue Mountain Restaurant

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 it's a venue for one of the local Park Runs.

As part of the refurbishment the stone jetty has been revamped as a public area incorporating public art and games and during the warmer months the café at the end offers refreshments.

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

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 and for special occasions, Quite Simply French and Now or Never by Journey Social

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
Royal Lancaster Grammar Schools
Ripley St Thomas CoE Academy, Lancaster

Further Education

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

Guide price £550,000

Lancaster City Council – Council Tax band F

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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

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