



Silverdale

£525,000

Sunny Hurst, Emesgate Lane, Silverdale, Carnforth, LA5 0RQ

A charming detached two-bedroom bungalow set on a generous plot in the heart of Silverdale.

The property includes a detached garage and ample off-road parking, and already benefits from granted planning permission for an extension—offering exciting scope to expand and tailor the home to your needs. While some updating and upgrading would enhance its full potential, this is a superb opportunity to create a stylish and comfortable home in a highly desirable village location.

Quick Overview

- Two Bedroom Detached Bungalow
- Detached Garage and Off Road Parking
- Planning Permission Granted for Extension
- Generous Plot
- No Onward Chain
- Walks From the Doorstep
- Central Village Location
- Nearby Bus, Rail and M6 Links
- Close to Local Amenities
- Ultrafast Broadband Available*



2



1



1



D



Ultrafast*
Broadband



Detached Garage
& Driveway

Property Reference: AR2689



Entrance Hall



Kitchen



Bedroom One



Bedroom Two

Step into Sunny Hurst via a welcoming entrance vestibule, offering practical space for coats and footwear, before continuing through to a central hallway that provides access to all principal rooms.

Positioned at the front of the property, overlooking the garden, are two well-proportioned double bedrooms, both benefiting from fitted furniture. To the rear, the home opens into a well-appointed kitchen, with a range of wall, base and display units complemented by work surfaces and a breakfast bar. Additional features include a one-and-a-half bowl composite sink with drainer set beneath a window overlooking the rear garden, a four-ring gas hob with extractor above, and an eye-level Bosch electric oven. A sliding door connects back to the hallway, while a further door leads to the side porch with access to the outside.

Also enjoying views over the rear garden is the spacious living room, filled with natural light from multiple windows. This inviting space features built-in shelving and a focal gas fire set on a stone hearth with a wooden mantel.

Completing the internal accommodation are a separate WC and a shower room, fitted with a walk-in shower with electric unit, tiling, a ladder-style towel radiator, and a built-in vanity hand wash basin with storage and worktop.

Externally, the front of the property is attractively laid to lawn with flower beds and a driveway providing ample off-road parking, leading to a detached garage with up-and-over door, windows and a pedestrian access door. Pathways run along both sides of the property to the rear garden, which is predominantly laid to lawn and features a pond, greenhouse, garden shed, and pleasant views towards the church.

The property also benefits from planning permission for the demolition of the existing garage and porch, and the construction of a one-and-a-half storey side extension, a single-storey rear extension, a replacement roof incorporating rooflights and dormers to both the front and rear, as well as the creation of additional hardstanding to the front.

Accommodation (with approximate dimensions)

Kitchen 10' 10" x 10' 10" (3.3m x 3.3m)

Living Room 18' 10" x 14' 6" (5.74m x 4.42m)

Bedroom One 12' 10" x 10' 10" (3.91m x 3.3m)

Bedroom Two 9' 11" x 11' 8" (3.02m x 3.56m)

Shower Room 6' 4" x 5' 9" (1.93m x 1.75m)

Detached Garage 16' 6" x 18' 5" (5.03m x 5.61m)

Property Information

Planning Permission Granted Planning Permission in 2024 (24/00471/FUL) for demolition of existing garage and porch, erection of a 1.5 storey side extension, and rear single storey extension, construction of a replacement roof incorporating rooflights and dormer extensions to the front and rear and construction of an area of hardstanding at the front.

Services Mains gas, water and electricity. Drainage is via a septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure Freehold (Vacant possession upon completion).

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band E Lancaster City Council

Directions Entering Silverdale from the Carnforth direction on Slackwood Lane, mere on to Stankelt Road and proceed to the end of the road. Merge right on to Emesgate Lane and proceed past the primary school. After the school take the next right run opening to a shared drive access, Sunny Hurst the first property.

What3Words ///shrub.juggle.bravo

Viewings Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Living Room



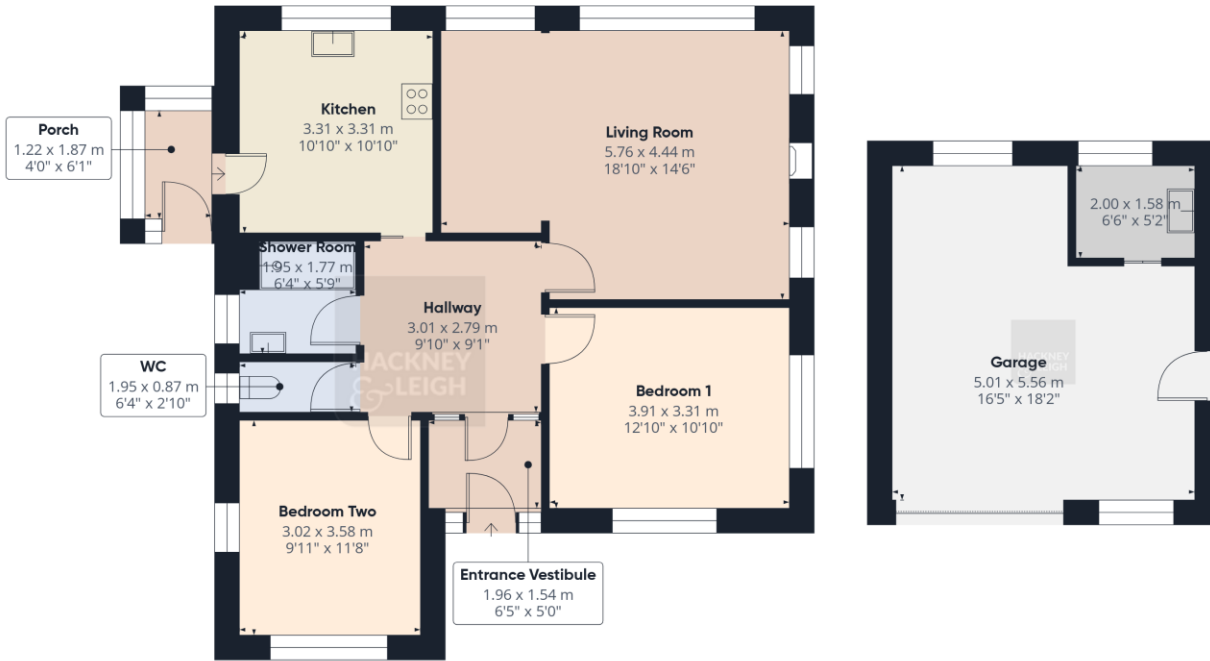
Rear Elevation



Rear Garden



Rear Garden



Approximate total area^m
 105 m²
 1128 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/05/2026.