

7 Hatlex Drive
Hest Bank | Lancaster | Lancashire | LA2 6HA

FINE & COUNTRY

Location

Hest Bank is an ever popular and highly respected residential neighbourhood with leafy streets and an attractive, well maintained selection of sought after properties. It's an accessible location whether travelling for business or pleasure as road and rail links are close at hand. Having an active local community there are shops and services (including a Post Office and pharmacy) within the village with Carnforth, Lancaster and Morecambe all readily accessible and offering a wider choice. The primary school is within walking distance and the area is within catchment for a choice of secondary schools including Lancaster's prestigious grammar schools.

Hatlex Drive is close enough to the coast to make a daily walk, run or cycle along the shoreline or promenade convenient and it's also well placed to access the nearby countryside of the undulating Lune Valley, the dramatic Forest of Bowland and the incomparable Lake District.

We've found it to be a lovely quiet location, within easy distance of the shore and the canal path for exploring with the grandchildren and walking our dog. We've appreciated how quickly we can drive into Lancaster and be in the Lake District for days out.















Setting the scene

No.7 started life in 1925 as a humble bungalow, in 2021 the present owners purchased it and a few years later, transformed it with a comprehensive renovation and extension, taking the property back to its shell and rebuilding it to exact modern standards creating a striking contemporary home that effortlessly blends timeless character with clean lines and high-quality fittings. Light and airy in feel, the original part of the house benefits from ceilings of around nine feet high, enhancing the sense of space and volume. Immaculately presented, the property offers a genuine turnkey opportunity for incoming buyers.

Whilst the aesthetic is entirely of the moment, there are a few subtle nods to the original period property, for example, external feature stonework and the wide front porch, the restored feature fireplaces in two of the ground floor rooms, the period style ground floor radiators, entrance vestibule floor tiles, sections of tongue and groove panelling, the solid English Ash staircase balustrade and the engineered oak flooring. The modern light oak doors, media wall featuring an inset British Fires glass fronted electric fire, the electric 'stove' in the family room, a stunning stairwell light fitting and stylish square cut matt anthracite finish PVCu double glazing.

The house has been designed to be easy to manage, there's electric underfloor heating in the kitchen area and all the bath and shower rooms and convenient lighting circuits in the sitting room, family room and main bedroom. Some of the Velux skylights are fitted with rain sensors (controllable via an App), glazing units incorporate integral blinds within several rooms, TV points are wired to every room, speakers are installed in the sitting room and the seating end of the kitchen (wired to the TV for surround sound and capable of connecting to your own streaming service) and a pressurized hot water supply to ensure maximum simultaneous use. Via an App NEST controls the zoned central heating and video doorbell and there is remote access to the external CCTV. Outside lighting is on sensors and the main seating area has speakers and power points.

All in all, these contribute to a house that's easy to run and a pleasure to occupy.

Step inside

The accommodation is both generous and has been designed to offer maximum versatility, with bedrooms on the ground and first floors, allowing for flexible living arrangements. There is excellent potential to create an independent suite of rooms, ideal either for owners seeking a degree of separation or for guests wishing to enjoy privacy. The ground floor bedrooms also provide the option of single level living as a future proofing measure later.

The front door is approached via a wide porch, through into the entrance vestibule and then central hall. Delivering a real WOW factor, at the heart of the property lies the outstanding open-plan living kitchen, providing ample space for cooking, dining and relaxing in the family room. Bathed in natural light, this superb room is perfectly suited to everyday family life as well as entertaining, with doors opening directly onto a seating terrace and the garden beyond.

For more formal or intimate occasions there is a smart sitting room, three further ground floor rooms which can be used as bedrooms or additional reception space, a stylish shower room, a utility room and a cloakroom, all finished to an exceptional standard.

To the first floor, the accommodation continues to impress and is particularly well suited to creating a luxurious owner's retreat. The wonderfully spacious principal bedroom is here, featuring a dual-aspect with French windows open onto a Juliet balcony, commanding far-reaching views towards Morecambe Bay. Complementing the suite is a walk-in wardrobe and a stylish, beautifully appointed en-suite bathroom.

Also on the first floor is a large second double bedroom, benefiting from an en-suite shower room, making this an ideal space for family members or guests. The upper floor is further enhanced by excellent accessible storage comprising a loft room and additional store cupboards, ensuring the home remains both practical and uncluttered.













Step outside

The present owners have said that when they first viewed the property it was the garden that held huge appeal. With six grandchildren, they could picture the younger ones at play and everyone spending time here together. The garden has more than lived up to this promise. A swing has been fitted to the branches of the striking blue cedar tree and the lawn is big enough for toys, climbing frames and a trampoline whilst still leaving room for games of football and rounders. The large terrace enjoys day long sun during the summer months and is perfect for eating outside. The front porch has proved to be the perfect place for a quiet moment at the end of the day as the sun sets over Morecambe Bay.

The garden is well established and private thanks to mature hedging and shrubs which provide seasonal colour, including a magnolia and camelia, rhododendrons and azaleas.

There's plentiful parking on the drive with ample space to also accommodate a caravan, motorhome or boat. The single detached garage has scope to be replaced (subject to consent) with a double garage, possibly with an office, gym or hobby room above.

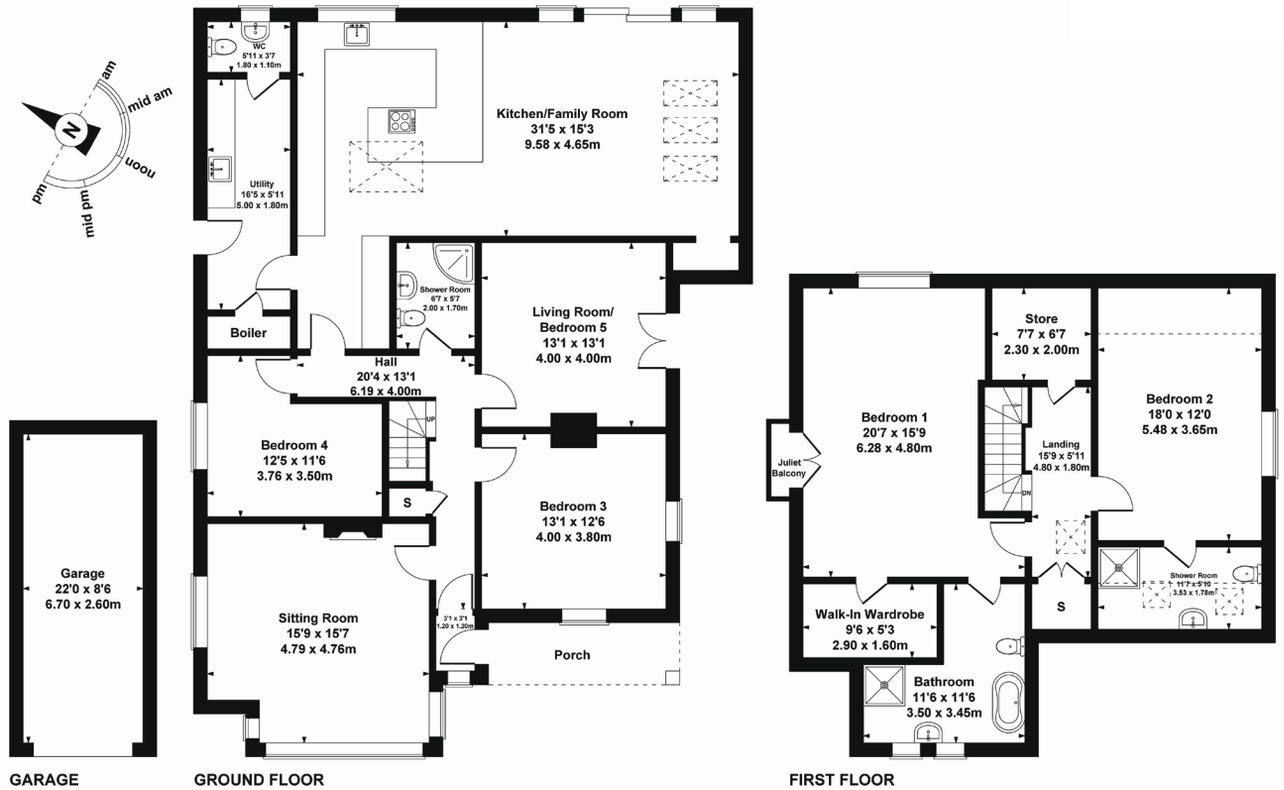


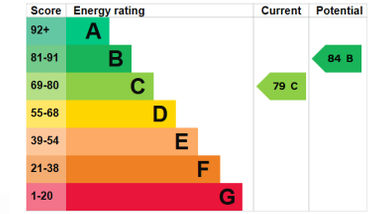




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Approximate Gross Internal Area 2508 sq ft - 233 sq m
Garage 183 sq ft - 17 sq m
Total 2691 sq ft - 250 sq m





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Property Ombudsman

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FURTHER INFORMATION

On the road

Morecambe	2.9 miles
Carnforth	3.5 miles
Lancaster	4.2 miles
Kendal	22.3 miles
Preston	27.3 miles
Bowness on Windermere	30.4 miles
Manchester	57.3 miles

Transport links

M6 J34	3.5 miles
Carnforth railway station	3.3 miles
Lancaster railway station	4.7 miles
Manchester airport	66.8 miles
Liverpool airport	69.6 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.

Internet Speed

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

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 is a station at Carnforth on the Bentham and Furness line.



Guide price £825,000

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in a cupboard off the utility room. Electric underfloor heating in the kitchen and three bath/shower rooms. External CCTV, alarm and video doorbell.
Power, lights, speakers and water to the garden.
Electric to the garage.

Directions

what3words fewest.yummy.arching

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

Included in the sale

Fitted carpets, blinds, light fittings and domestic appliances as follows: two NEFF ovens, warming drawer and five plate induction hob, pop up extractor fan, Samsung fridge freezer with water and ice dispenser, AEG dishwasher, InSinkErator (instant hot water tap) and temperature-controlled wine store.

Various items of furniture are available through negotiation, further details from the Agents.

Lancaster City Council

Council tax band – E

Tenure - Freehold

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster and nearby, Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall.
Live theatre in Lancaster at The Dukes and Lancaster Grand.
Cinema: The Dukes and Vue in Lancaster and Reel in Morecambe.
Morecambe Bay Nature Reserve, RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows.

Sport and recreation

The floodlit MUGA (multi use games area) at Slyne with Hest Recreation Field consists of an all-weather pitch with markings for 5-a-side football, netball and basketball.
Slyne with Hest Bowling Club.
Cheyette Fitness, Hest Bank.
Golf clubs; Morecambe, Heysham, Lancaster and Silverdale.
Local cricket, football, tennis and rugby clubs in Morecambe and Lancaster.
Salt Ayre leisure centre and 3-1-5 fitness centre, both in Lancaster.
Morecambe's Happy Mount Park

Places to eat

The Hest Bank, The Crossing micropub, Packet Bridge Fish and Chips, all in Hest Bank.
Archers Café at Red Bank Farm, Royal Hotel, Bay View Restaurant, both at Bolton le Sands.
The Cross Keys and Slyne Lodge, both at Slyne.
Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster.

Great walks nearby

Right from the door there are great walks along the shore at Hest Bank, the promenade at Morecambe or Lancaster canal's tow path. Beyond this are great expanses of open countryside within easy reach for day trips including the National Parks of the Lake District and the Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and coastal Arnside and Silverdale and the fabulous promenades at Morecambe and Grange over Sands.

Schools

Primary
Slyne with Hest St Luke's CoE Primary School
Bolton le Sands Primary School
Skerton St Lukes CoE Primary School, Lancaster
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary
In Lancaster there are the Lancaster Royal Grammar School and Lancaster Girls' Grammar Schools, Ripley St Thomas CoE Academy and Our Lady's Catholic College
Morecambe Bay Academy, Morecambe
Bay Leadership Academy, Heysham
Carnforth High School

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

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