



Bolton Le Sands

£270,000

Salt Pie Cottage, 2 The Nook, Bolton Le Sands, Carnforth, LA5 8DR

A charming two-bedroom cottage full of character, featuring an open-plan living, dining and kitchen space with original features including exposed beams and a part stone-faced chimney breast.

The property benefits from a low-maintenance rear garden, off-road parking, and is ideally suited to first-time buyers, downsizers or those seeking a characterful home.

Quick Overview

Two Bedroom Semi-Detached Cottage

Off Road Parking

Open Plan Kitchen Living Dining Room

Low Maintenance Rear Patio

Close to Transportation Links and Local Amenities

Scenic Walks Nearby

Traditional Features

Ultrafast* Broadband Available



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Ultrafast*
Broadband



Off Road Parking

Property Reference: C2683



Living / Dining Room



Living / Dining Room



Kitchen / Dining / Living Room



Kitchen

Enter 2 The Nook via the entrance hall, where stairs rise directly to the first floor. To the right, an open-plan living, dining and kitchen area provides a welcoming heart to the home.

The living area enjoys a front-facing window with a deep sill and is full of character, featuring beams, a part stone-faced chimney breast, and attractive wood panelling with built-in cupboards set within the chimney recess.

To the rear, the dining area overlooks the patio garden and offers ample space for a dining table and chairs, with a door providing direct access outside.

The kitchen is fitted with a range of wall and base units with work surfaces over, complemented by tiled splashbacks, a stainless steel sink and drainer, an electric oven, and a four-ring gas hob with a pull-out extractor hood above. There is also space for an under-counter fridge and freezer.

The first floor accommodation comprises two bedrooms and a shower room. Bedroom One benefits from fitted wardrobes, an over-stairs storage cupboard, and dual-aspect windows, creating a bright and airy space. Bedroom Two is situated to the rear of the property.

The shower room is fitted with a wall-mounted wash hand basin, WC, shower enclosure, airing cupboard with washing machine, heated towel radiator, and tiled walls.

Externally, the front of the property is laid to lawn with attractive flower borders. To the rear, the low-maintenance patio garden features flower and shrub borders and a gate providing access to the off-road parking area.

Accommodation (with approximate dimensions)

Open Plan Kitchen Dining Room 14' 11" x 18' 7" (4.55m x 5.66m)

Bedroom One 11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom Two 7' 4" x 9' 5" (2.24m x 2.87m)

Shower Room 7' 3" x 5' 4" (2.21m x 1.63m)

Property Information

Tenure Freehold (Vacant possession upon completion)

Services Mains gas, water and electricity.

Council Tax Band B Lancaster City Council

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

Directions From the Hackney & Leigh Carnforth, turn right and proceed north on Market Street, turning right at the traffic lights. Continue out of Carnforth on Lancaster Road, into Bolton Le Sands. Continue until you see a speed camera in front of you and turn left before the camera, into the Main Road. Follow Main Road over the canal bridge and take the first left after the church and then take the right fork into The Nook, where the property is situated on the right hand side and can be located by our For Sale sign.

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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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



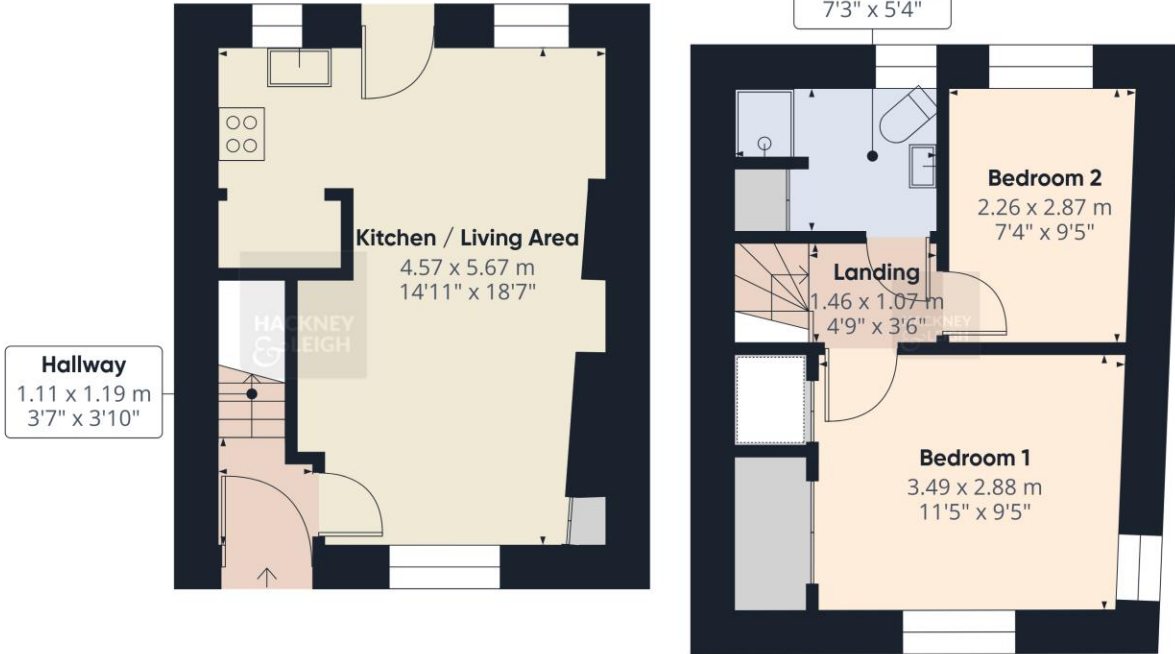
Bedroom Two



Shower Room



Patio Garden



Approximate total area^m
48 m²
515 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.

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