



Silverdale

£300,000

9 Challan Hall Mews, Silverdale, Carnforth, Lancashire, LA5 0JF

Have you been dreaming of a perfect holiday home, well Challan Hall Mews will tick all the boxes. Located in the superb tranquil location with stunning views across the National Nature Reserve of Gait Burrows. Ideal for all the family to enjoy with three double bedrooms and a spacious open plan kitchen dining living room, with balcony so you can sit back, relax and take in the splendid scenery. Book a viewing today and you wont be disappointed.

Quick Overview

- Three Bedroom Holiday Home
- Downstairs Bedroom with Ensuite
- Parking & Visitor Parking
- Balcony with Views to Hawes Water
- Area of Outstanding Natural Beauty
- Open Plan Living Space
- Ideal lock up and Leave
- Peaceful location
- Ultrafast Broadband 1000Mbps*



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Ultrafast
Parking



Parking and
Visitor Parking

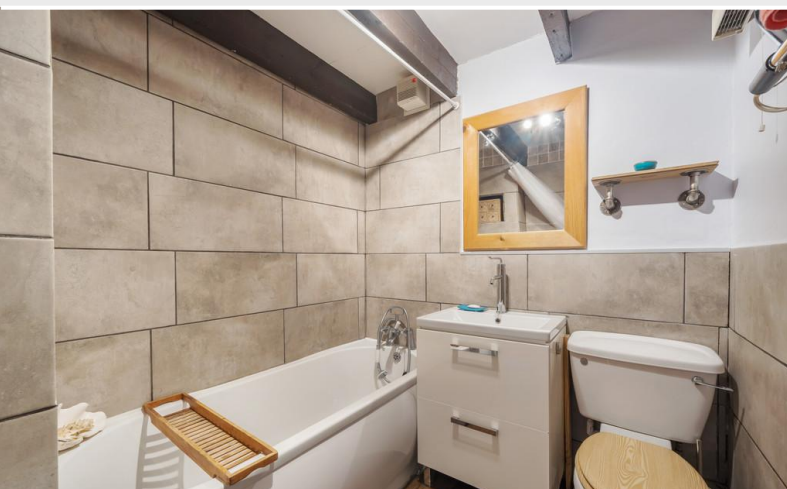
Property Reference: AR2492



Bedroom Three



Bedroom Two / Study



Bathroom



Dining Area

Location Situated in a mews style development of former farm buildings, this attractive stone built conversion is a fantastic holiday home located in the National Nature Reserve of Gait Barrows leading to Hawes water ideal for those that want to enjoy the outdoors and all that Silverdale has to offer. The village centre is a short driveway and has a range of amenities to offer including, shops, post office, golf club, Indian restaurant and a choice of three pubs. RSPB Leighton Moss with its café famous from BBC Autumn Watch is within walking distance offering fantastic wildlife spectacles throughout the year. The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status and making it ideal for a weekend retreat. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

Property Overview Challan Mews is a development of former farm buildings with number 9 having been designed to take full advantage of the splendid views and laid out over three floors. Enter into the property via a timber door off to the ground floor you will find bedroom three that benefits from its own en-suite shower room. Steps down lead to a double bedroom with space for wardrobes and further furniture to suit.

To the first floor you will find two spacious doubles both having character and charm with exposed beams and deep set windows. Bedroom one to the rear aspect, having built in storage and plenty of room for further furniture as desired. Bedroom two is to the front aspect currently used as a office space but could be used as a double bedroom. The family bathroom can also be found to the first floor fitted a with modern three piece suite comprising of; panelled bath with shower over, vanity sink unit and low level W.C. grey Limestone tiles give the bathroom a sleek modern finish.

Ascend the stairs to the second floor and you are presented by a spacious open plan kitchen dining living room. The Kitchen is fitted with a range of stylish base units, complementary wood effect worksurfaces and tiled splash backs. Integrated appliances include Bosch oven and hob, undercounter fridge freezer and space for a washing machine, the kitchen space also benefits from a large built in pantry cupboard. Leading on there is ample space for a dining table with the living space to the front aspect and drawing you towards the views with patio doors leading out to the balcony that provides the perfect space to sit back relax and enjoy the spectacular location looking across Gait Burrows and over to Hawes Water. The open plan living space is the perfect space for all to enjoy and entertain family and friends.



Living Room



Bedroom One



Kitchen



Dining Area



Open Plan Living Spaces



Living Room

Outside To the front of the property is the communal courtyard.

Parking There is parking for up to 3 cars in front of the property.

Directions From our Arnside office proceed along Black Dyke Road and over the level crossing following the road until the T junction, turn right and proceed along and Challan Hall can be found on the left. Travel down the drive turning left and left again through the archway into the courtyard and number 9 can be found on the right.

What3words ///indoors.lend.cheetahs

Accommodation (with approximate dimensions)

Bedroom Three 9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom Two 14' 5" x 8' 11" (4.39m x 2.72m)

Bedroom One 14' 5" x 8' 11" (4.39m x 2.72m)

Open Living Dining Kitchen 25' 11" x 14' 7" (7.9m x 4.44m)

Property Information

Services Mains electricity and mains water. Drainage via shared 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.

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 14th March 2002. A copy of the lease is available for inspection at the office. The service charge is currently £550 per annum which includes the ground rent. Occupancy is restricted to 48 weeks out of the 52.

Council Tax Band D Lancaster City Council.

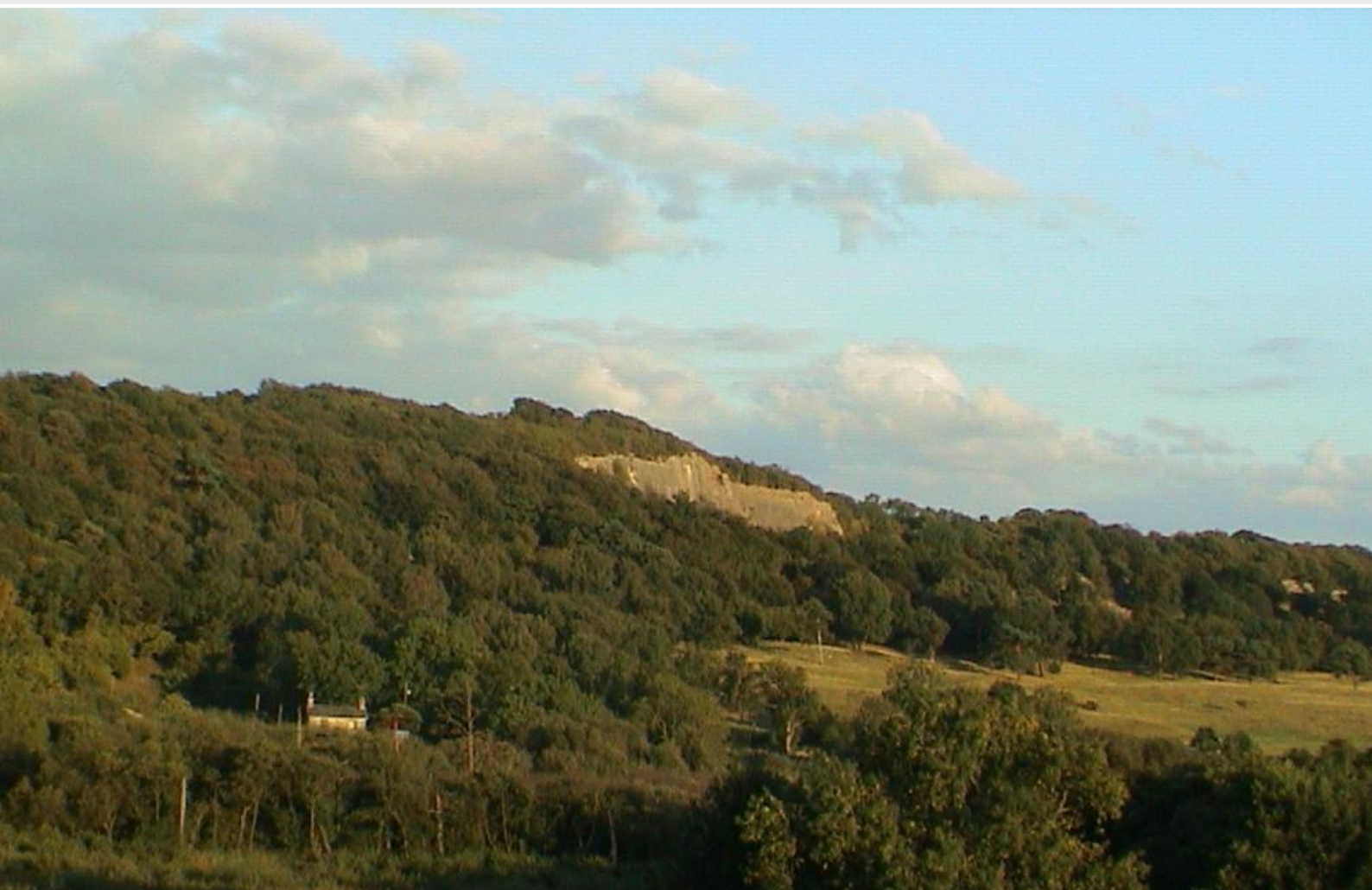
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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).



Views out towards Hawswater



Views Over to Trowbarrow



Views from Hawswater Back To Challan Mews



Request a Viewing Online or Call 01524 761806

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



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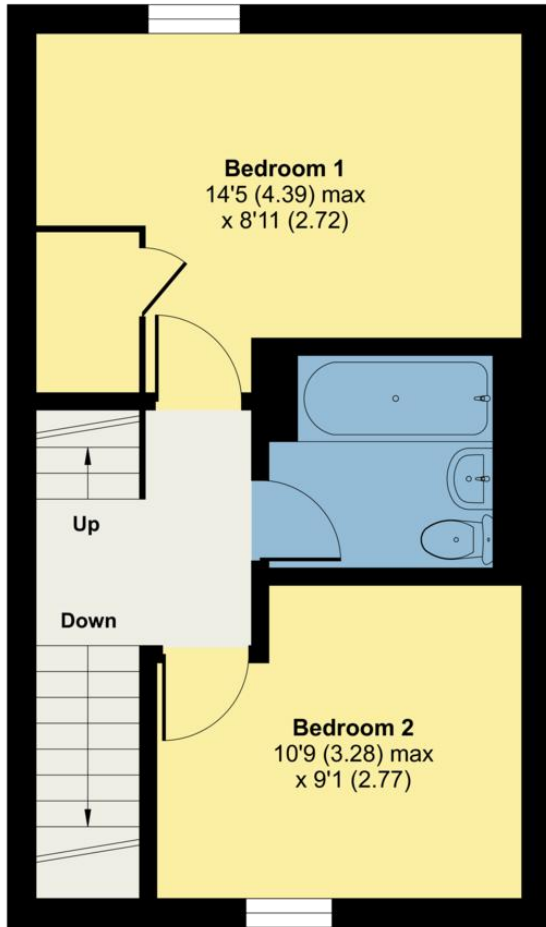
Challan Hall Mews, Silverdale, Carnforth, LA5

Approximate Area = 895 sq ft / 83 sq m

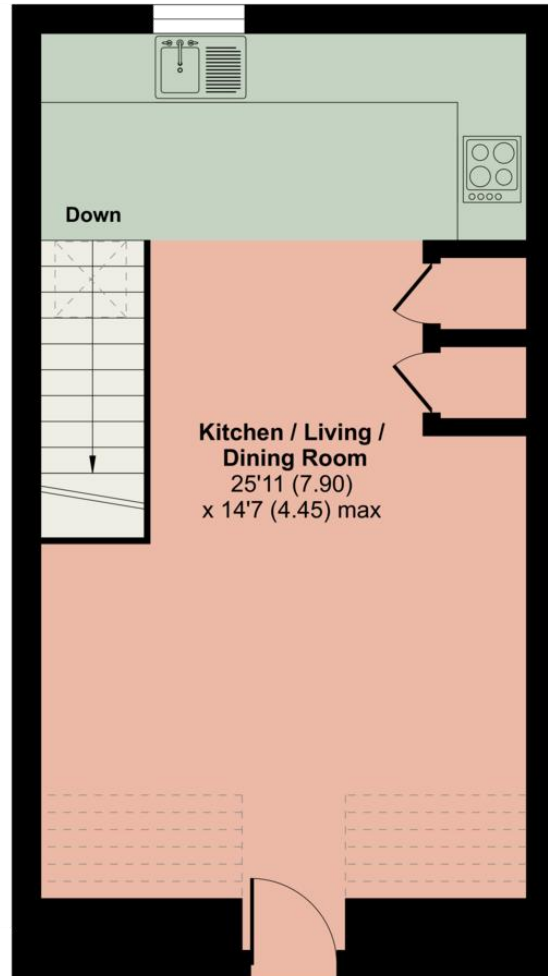
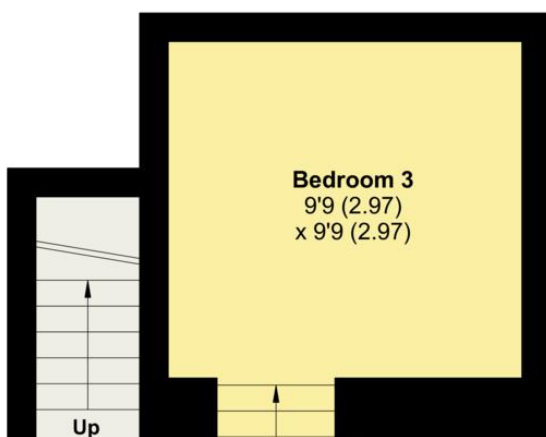
Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 928 sq ft / 86 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



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 27/02/2023.