



Bolton Le Sands

£485,000

The Malt Barn, Town End, Bolton Le Sands, Carnforth, LA5 8JF

A beautifully presented Victorian barn conversion, tucked away in a quiet cul-de-sac, in the heart of Bolton-le-Sands.

The Malt Barn offers a superb blend of character and contemporary living, with generous proportions, high-spec finishes and versatile spaces ideal for modern family life.

Quick Overview

- Semi-Detached Family Home
- Four Double Bedrooms Plus Office
- Modern Open Plan Kitchen Diner
- Move-In Ready Condition
- Private Enclosed Rear Garden
- No Chain Delay
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Off Road Parking For Three Vehicles
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2659



Kitchen



Kitchen



Living Room



Utility

Bolton-le-Sands is a highly desirable coastal village situated between Lancaster and Morecambe, offering a strong sense of community alongside excellent local amenities. The village benefits from a range of shops, cafes, pubs and well-regarded schools, as well as convenient transport links via the nearby Bay Gateway and Lancaster and Carnforth railway stations. With scenic canal-side walks, easy access to the coastline and the nearby Lake District, it provides an ideal balance of village living and connectivity.

Step in through the front door into the impressive open-plan kitchen diner, an ideal space to enjoy family time or host guests. Fitted with ample wall and base units, the kitchen features high-end integrated Siemens appliances including an induction hob with separate wok burner, extractor hood, dual ovens, microwave, warming drawer and coffee machine. Further integrated appliances include a Bosch dishwasher, wine fridge and a double stainless steel sink with drainage, rinsing tap and waste disposal. A central island provides additional storage and a convenient breakfast bar, while there is plenty of space for a large family dining table and an American-style fridge/freezer. The space is further enhanced by underfloor heating.

Flowing through the home, a practical utility room sits just off the kitchen, offering excellent storage for coats and shoes, along with space and plumbing for a washing machine and dryer, plus an additional stainless steel sink. To the rear, a spacious living room features a striking fireplace, creating a warm and inviting space to relax in the evenings, with access to a rear porch and sliding patio doors opening onto the garden. A downstairs WC completes the ground floor.

Upstairs, the principal bedroom is positioned to the rear and benefits from a generous dressing area with fitted storage, along with a luxurious en-suite featuring a freestanding bath, separate shower enclosure, WC and vanity unit. Three further well-proportioned double bedrooms are located to the front of the property, while a single bedroom provides an ideal space for a home office or nursery. The family bathroom is fitted with a four-piece suite comprising a fitted bath, corner shower enclosure, WC and wash basin, along with a useful airing cupboard.

Externally, the property continues to impress with a private rear garden, designed for ease of maintenance with a combination of faux lawn and patio areas, perfect for children, pets and outdoor dining. The property also benefits from off-road parking for three vehicles and a garage, which can be accessed directly from the kitchen, offering additional storage.



Kitchen



Living Room



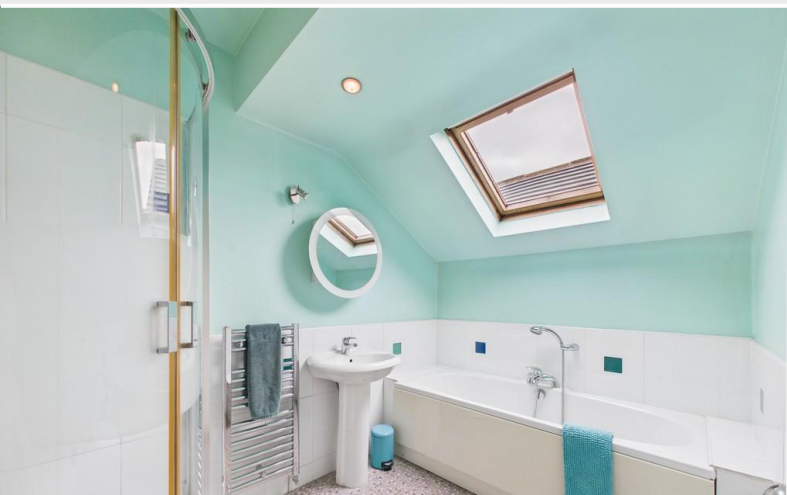
Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions

Kitchen/Diner 30' 3" x 15' 5" (9.22m x 4.7m)

Utility 6' 9" x 9' 6" (2.06m x 2.9m)

Living Room 15' 4" x 21' 8" (4.67m x 6.6m)

Downstairs WC 3' 1" x 6' (0.94m x 1.83m)

First Floor Landing 20' 9" x 2' 11" (6.32m x 0.89m)

Bedroom One 15' 3" x 11' 9" (4.65m x 3.58m)

Dressing Room 6' 2" x 9' 8" (1.88m x 2.95m)

En-Suite 6' 8" x 9' 9" (2.03m x 2.97m)

Bedroom Two 12' 5" x 10' 10" (3.78m x 3.3m)

Bedroom Three 12' 5" x 10' 10" (3.78m x 3.3m)

Bedroom Four 8' 4" x 9' 8" (2.54m x 2.95m)

Office 7' x 8' 8" (2.13m x 2.64m)

Bathroom 6' 8" x 9' 8" (2.03m x 2.95m)

Garage 19' 10" x 6' 1" (6.05m x 1.85m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band F - 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 Hackney & Leigh Carnforth, continue up market street, turn left onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, bear left and take the first left onto Town End, follow the road down until you get to the bottom, The Malt Barn is on your right.

What3Words [///commit.openly.clubbing](https://www.what3words.com/commit.openly.clubbing)

Viewings Strictly by appointment with Hackney & Leigh.

N.B. Please note that, under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, the seller of this property is a 'Connected Person' as defined by the Act.



Bedroom One



En-Suite



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

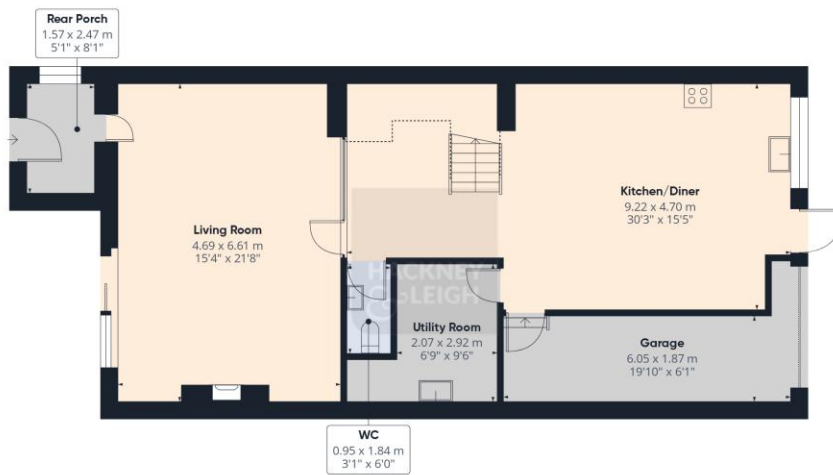


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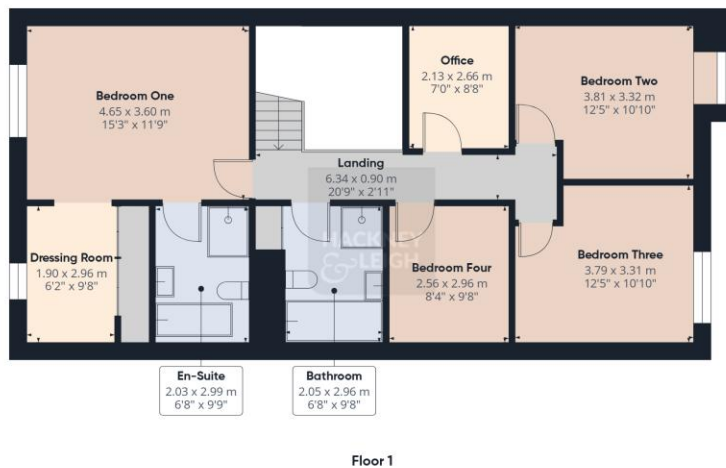


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾
175.7 m²
1890 ft²

Reduced headroom
4.1 m²
44 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

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).

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 21/04/2026.