



Silverdale

£285,000

11 Cove Orchard, Cove Road, Silverdale, Carnforth, LA5 0BF

Ideally located in a small retirement community within an Area of Outstanding Natural Beauty, this modern true bungalow enjoys a tranquil outlook with sea views just around the corner.

Light-filled and beautifully presented, it offers spacious living spaces and includes a private rear garden, communal gardens, outhouse/store with ample storage for a mobility scooter, allocated and visitor parking spaces.

Quick Overview

Two Bedroom Semi-Detached True Bungalow
 Private Garden and Patio
 Allocated Parking Space and Visitor Parking
 Occupancy Restrictions Apply, Please Ask For
 Further Information
 No Onward Chain
 Beautifully Presented
 Peaceful Residential Location
 Ultrafast* Broadband Available



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TBC



Ultrafast*
Broadband



Allocated Parking

Property Reference: AR2662



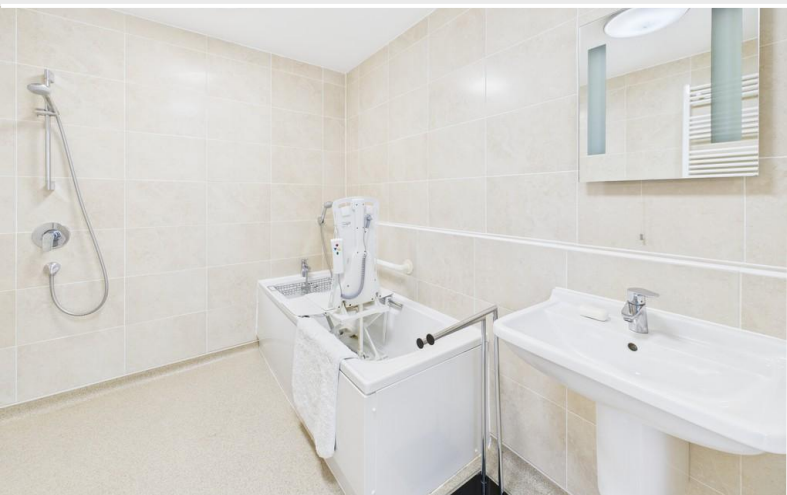
Kitchen Diner



Kitchen Diner



Living Room



Bathroom

Silverdale is located within an Area of Outstanding Natural Beauty, known for its scenic coastline, distinctive limestone cliffs, and peaceful woodlands - an ideal setting for those who enjoy nature and the outdoors. The village offers a good range of local amenities including a well-regarded primary school, two churches, a village hall, shops, a post office, golf club, Indian restaurant, and a selection of three pubs. For commuters, Silverdale train station provides regular services to Lancaster and Manchester, and the M6 motorway is just a 15-minute drive away.

Inside, the accommodation is light, airy and thoughtfully laid out. The welcoming entrance hall offers a great sense of space and includes practical storage, with a built-in cupboard that houses the Glow-worm gas boiler and provides room for coats and cleaning essentials.

The living room is a bright, comfortable space, perfect for relaxing or entertaining, with plenty of natural light and a pleasant outlook over the patio garden. To the front, the dining kitchen enjoys views over the trees, with occasional glimpses of the Estuary and Morecambe Bay in the distance-a lovely feature to enjoy throughout the seasons. The kitchen is well-appointed with a Neff oven, four-ring hob, sink, and a good range of base and wall units. A separate utility room, accessed directly from the kitchen, offers additional storage and workspace, along with plumbing for laundry appliances.

Both bedrooms are generous doubles, ideal for guests or hobbies as well as everyday living. The main bathroom features a modern wet room-style shower and there's also a separate guest WC accessed from the hallway.

Externally, the property offers a private rear garden-perfect for enjoying a morning coffee or a bit of light gardening. There's also a useful outhouse/store for tools, mobility scooter or outdoor items, along with access to attractive communal gardens that are maintained as part of the development. A shared driveway to the front provides convenient off-road parking with additional visitor spaces.

This lovely bungalow is part of a small, friendly retirement community where homes are rarely available. It's ideal for those looking to downsize without compromising on comfort, location, or quality of life. With coast, countryside, and local amenities all close at hand, it's a wonderful place to call home.

Accommodation (with approximate dimensions)

- Kitchen 9' 7" x 12' 8" (2.92m x 3.86m)
- Utility Room 6' 0" x 4' 8" (1.83m x 1.42m)
- Living Room 13' 6" x 11' 9" (4.11m x 3.58m)
- Bedroom One 12' 11" x 10' 5" (3.94m x 3.18m)
- Bedroom Two 10' 7" x 10' 8" (3.23m x 3.25m)
- Bathroom 9' 0" x 7' 2" (2.74m x 2.18m)
- Cloakroom 3' 0" x 4' 1" (0.91m x 1.24m)

Property Information

Tenure Leasehold. Subject to the remainder of a 250 year lease dated the 11th October 2013. A copy of the lease is available for inspection at the office.

Subject to a service charge of £3,160 per annum. This fee includes upkeep and maintenance of the communal areas and gardens, window cleaning, building insurance and upkeep of the septic tank.

Council Tax Band D Lancaster City Council

Services Mains gas, mains water, mains electricity and shared septic tank drainage.

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 Arnside office, follow The Promenade bearing left past The Albion pub onto Silverdale Road. Follow the road out of Arnside to Silverdale passing Holgates Holiday Park on your left. Continue along Cove Road, turning right on a sharp right hand bend. The access drive to Cove Orchard is on the right hand side.

What3Words ///cloud.deodorant.resting

Viewings Strictly by appointment with Hackney & Leigh.

Cove Orchard The development at Cove Orchard has been created to enable people to remain in their own home and engaged with the village and its many activities. Copies of further information regarding this development at Cove Orchard are available on request but briefly to qualify and apply purchasers must either be a couple with a combined minimum age of 120 years or over or an individual over 65 years or an applicant between 55 years - 65years who requires support, care or a wheel chair accessible home. There are some other considerations that may apply to your circumstances so please don't hesitate to call.

Local Occupancy Restrictions Cove Orchard is subject to a section 106 local occupancy restriction limited to those who reside in the parishes of Silverdale, The Yealands and Warton.

After 13 weeks the restriction is lifted to those who live in the adjoining parishes for a further 13 weeks then for the following 7 weeks can open up to people who live in the city of Lancaster - at the end of the 33 weeks all boundary restrictions are removed.

Anti-Money Laundering Regulations (AML) 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



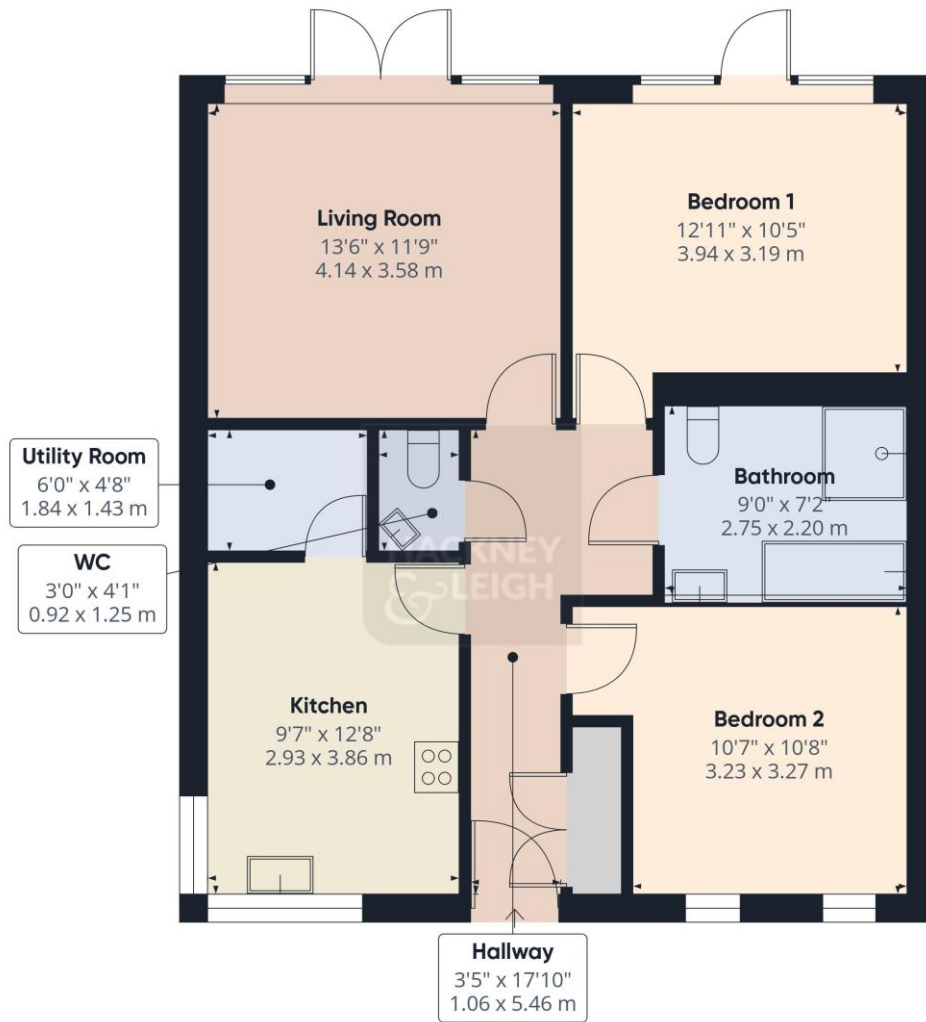
Bedroom Two



Rear Patio Garden



Bay Views from the Communal Gardens



Approximate total area^m
768 ft²
71.3 m²

(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.

GIRAFFE360

A thought from the owners...

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 01/10/2025.