





Coverdale

31a Cove Road, Silverdale, LA5 0RR

A beautifully presented and thoughtfully extended two-bedroom true bungalow, set within a generous plot with ample off-road parking. The property offers spacious and versatile accommodation, including an impressive open-plan kitchen, living and dining room, designed to provide a wonderful social and entertaining space.

The principal bedroom benefits from a stylish en-suite, while the former garage has been converted to create a versatile studio, which could equally serve as a home office, workshop or additional living space. Outside, the beautifully landscaped garden provides a private and carefully considered retreat, ideal for relaxing, dining and entertaining

Quick Overview

- Link Detached Two Bedroom True Bungalow
- Contemporary Extension
- Open Plan Kitchen Living Dining Space
- Principal Bedroom with En Suite Shower Room
- Separate Living Room
- Off Road Parking
- Large Landscaped Garden
- Sought After Village Location
- Array of Walks from the Doorstep
- Ultrafast Broadband 1000Mbps*



Welcome

A modern entrance porch provides a practical space for coats and shoes before leading into the main entrance hallway, from which the accommodation flows naturally through the property.

To the left is Bedroom Two, a bright and well-proportioned double bedroom, while to the right is a generous and comfortable living room. This versatile reception room could also be used as an additional bedroom if required and benefits from a bay window, together with a gas coal-effect fire set within a stone surround, providing an attractive focal point.

Continuing along the hallway there is an airing cupboard, handy for additional storage. To the left, the main bathroom is well appointed with a bath and shower with glazed screen over, wall-hung wash basin, concealed-cistern WC and ladder-style heated towel radiator. Complementary tiling provides an attractive and practical finish.





Heart of the Home

Towards the rear of the property, the hallway opens into the extended open-plan kitchen, living and dining area, creating a spacious and sociable heart of the home. The kitchen is fitted with a range of wall and base units, complemented by worktops and tiled splashbacks. Integrated appliances include a Siemens eye-level electric oven, Siemens microwave and warming drawer, while further fittings include an inset sink with drainer grooves, induction hob and extractor hood.

The kitchen flows through to the adjoining living area, where a wood-burning stove provides a warm focal point and creates a comfortable space for relaxing. A door from the living area leads directly onto the rear garden, making it particularly convenient during the warmer months. The dining area sits alongside and benefits from both a skylight window and large sliding patio doors, allowing natural light to fill the space throughout the day. The patio doors also provide a direct connection with the garden and make the area well suited to both everyday family dining and entertaining.

Returning to the hallway, a useful utility room is positioned towards the rear of the property and provides valuable additional space for laundry facilities, with room for a washing machine and tumble dryer alongside further household storage.

Specifications

Living Room
17' 1" x 11' 10" (5.21m x 3.61m)

Bedroom Two
14' 5" x 9' 10" (4.39m x 3m)

Utility Room
10' 10" x 9' 10" (3.3m x 3m)

Open Plan Kitchen Area
9' 10" x 16' 7" (3m x 5.05m)

Specifications

Open Plan Sitting Area
10' 10" x 16' 1" (3.3m x 4.9m)

Open Plan Dining Area
14' 9" x 14' 9" (4.5m x 4.5m)

Bedroom One
23' 3" x 11' 10" (7.09m x 3.61m)

Studio
17' 1" x 8' 10" (5.21m x 2.69m)





Principal Bedroom

Beyond the utility room is the principal bedroom, a spacious double bedroom with a floor to ceiling window with glass door that opens directly onto the rear garden. They provide an excellent source of natural light and create a pleasant outlook, while also allowing easy access to the garden. An electrically operated skylight provides further light and ventilation.

The principal bedroom is complemented by a private en-suite shower room, comprising a rainfall shower, concealed-cistern WC, wash hand basin and ladder-style heated towel radiator, with complementary tiling completing the room.





Outside

Outside, the rear garden has been thoughtfully landscaped and maintained, offering a combination of patio and lawn areas with established planting. Mature shrubs, flower borders and fruit trees and bushes provide colour and interest, while the various areas of the garden offer flexibility for outdoor seating, dining and entertaining. There is also space for growing vegetables alongside purpose built compost bins. Useful wood stores also provides practical additional storage.

The garden further benefits from access to the separate home office/studio, which has been converted from the former garage. Offering a useful degree of flexibility, this space is well suited to home working but could equally be used as a hobby room, creative studio, gym or additional recreational space, depending on individual requirements. It is serviced with lighting and heating plus a sink.

Further down the garden is a summer house, providing another versatile area which could be used for relaxation, hobbies or storage. A separate large garden shed is positioned towards the rear, providing further useful outdoor storage.

With its combination of well-proportioned rooms and versatile living spaces, 31a Cove Road offers accommodation suited to a range of requirements. The extended open-plan kitchen, living and dining area provides a natural hub for the home, while the principal bedroom with en-suite, additional bedroom/reception space and useful utility room add to the practicality of the accommodation. Outside, the established rear garden, separate home office/studio, summer house and additional storage provide further flexibility and make good use of the extensive outdoor space.



Floorplan

Coverdale, 31a Cove Road, Silverdale, LA5 0RR

For identification only - not to scale

Directions:
From the Hackney and Leigh office in Arnside, head West on The Promenade/B5282 towards Ashleigh Road, follow the road round to the left onto Silverdale Road and continue approximately 1.8 miles onto Cove Road. You will find the property situated on the left across from the memorial park.



Important Information

Parking:
Secure Gated Parking, Off Road Parking

Tenure:
Freehold (Vacant possession upon completion).

Council Tax Band:
Band E - Lancaster City Council

Services:
Mains gas, water and electricity. Drainage via Septic Tank.
Motion Detecting Home Intruder Alarm System.

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. We can recommend several local firms who may be able to assist.

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

What3Words:
///move.senders.mailer

Broadband Speeds:
Ultrafast Broadband 1000Mbps*

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).



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

Call us on 01524 761806

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