



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

46 Emesgate Lane - Silverdale





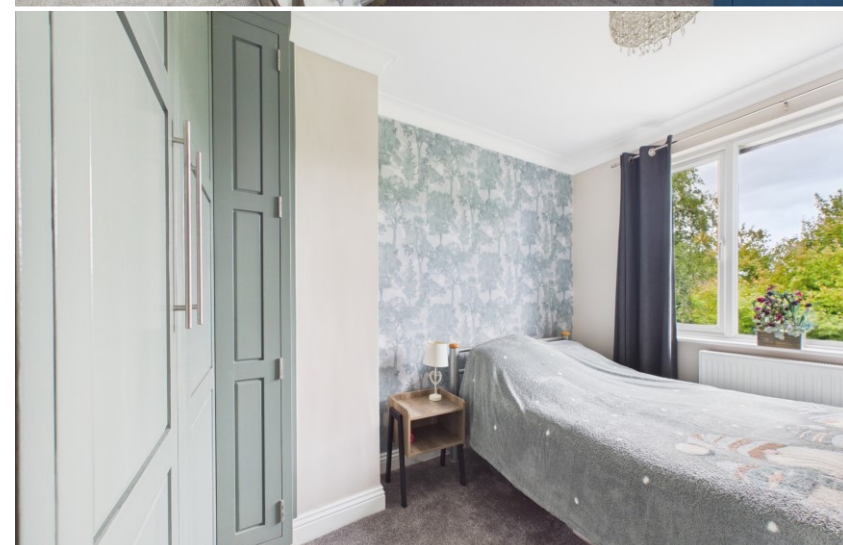
Features

- An extended 4 bedroom semi detached home
- Well maintained and presented throughout
- Spacious living accommodation throughout
- Generous outdoor space with designated dining areas
- Benefitting from bespoke features and cabinetry
- Integrated garage and spacious driveway

An extended four-bedroom semi-detached family home, ideally situated in the heart of Silverdale. This spacious and well-presented property has been thoughtfully extended to create superb open-plan living accommodation, perfectly suited to modern family life. At the heart of the home is an impressive kitchen/dining/family area, providing a bright and versatile space for everyday living and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces while flooding the room with natural light. The well-proportioned accommodation includes four bedrooms and two

bathrooms, offering ample space for growing families. Externally, the property benefits from off-road parking for two to three vehicles, an integral garage, and an enclosed rear garden. Silverdale is a very popular and sought after village and a designated Area of Outstanding Natural Beauty. The village boasts more facilities than most including; a convenience store- a butchers- newsagents- pharmacy- several local pubs- cafes and a school rated GOOD by OFSTED. There are good transport links from the village with a train station- a regular bus service and the M6 motorway is just 10 minutes drive away. Walking

through the village you find a crown green bowling club- cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village and there are numerous walks locally around this beautiful area. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by. The community offers coffee mornings- a drama society- mother and baby groups- film nights and many more.



GROUND FLOOR

Entrance hallway - The welcoming hallway sets the tone for the rest of the home, featuring a stunning bespoke cabinet handcrafted by the vendor, creating a beautiful and unique focal point. Opposite, a practical understairs cupboard provides excellent storage for coats, shoes, and everyday essentials, helping to keep the space neat, organised, and clutter-free.

Living room - The inviting lounge is designed as the heart of the home, combining warmth, character, and contemporary style. A stunning multi-fuel stove sits proudly within a stone fireplace, creating a cosy focal point perfect for relaxing evenings. The striking wood-panel-effect feature wall adds texture and sophistication, enhancing the room's welcoming atmosphere while providing a stylish backdrop for modern living and offering the perfect space to unwind, entertain, and enjoy year-round comfort.

Kitchen - The heart of the home, this beautifully appointed kitchen diner combines style and practicality in equal measure. Finished in a gorgeous duck egg blue, the kitchen offers an elegant and inviting space for both everyday living and entertaining. High-quality integrated appliances include a Bosch gas hob with extractor above, an AEG double oven, and integral fridge and dishwasher, creating a sleek and seamless finish. With ample storage and generous workspace, the open-plan layout flows effortlessly into the dining room making it the perfect setting for family meals and social gatherings alike. Enjoying pleasant views over the garden, this light-filled space provides a wonderful backdrop for relaxed dining and everyday living.

Dining room - The dining room is a wonderfully bright and inviting space, with plenty of room for a large dining table with



natural light flooding in through a thoughtfully designed feature window, created from the original back door. This unique addition not only enhances the sense of space and light but also frames delightful views of the immaculately presented garden. Beyond, a beautiful seating area provides an attractive focal point, creating a seamless connection between the indoor and outdoor living spaces.

Utility room - A spacious utility room offering excellent additional storage for household appliances and everyday essentials. This versatile space provides ample room for laundry facilities, extra refrigeration, or pantry storage. A convenient door leads directly into the garage.

FIRST FLOOR

Principle bedroom - The master bedroom is a beautifully styled sanctuary with handcrafted fitted wardrobes that provide excellent storage while complementing the room's character and style. Contemporary shaker-style wood panelling adds depth and sophistication and the spacious layout easily accommodates a king-size bed along with additional bedroom furniture, making this a truly relaxing and inviting retreat.

Ensuite - The spacious en-suite has been thoughtfully designed to offer both style and practicality, featuring a luxurious multi-function shower, bespoke built-in shelving, a contemporary mirror with integrated Alexa functionality, and a sleek concealed-cistern WC with matching hand basin.

Bedroom 2 - This well-proportioned bedroom enjoys an abundance of natural light and is presented in warm, neutral tones, creating a bright and welcoming atmosphere. Ideal as a child's bedroom, guest room, or home office, it offers excellent flexibility to suit a variety of lifestyle needs.

Bedroom 3 - Full of character and charm, this beautifully appointed bedroom features handcrafted fitted wardrobes and thoughtfully designed storage throughout. Offering an impressive amount of built-in wardrobe space, it is perfectly suited as a children's bedroom, guest room, or stylish dressing room.

Bedroom 4 - Flooded with natural light, this bedroom enjoys pleasant views of the surrounding greenery, enhancing its bright and welcoming feel.



Bathroom - At the heart of the space is a beautifully crafted bath, perfect for relaxing after a busy day, complemented by a multifunctional shower offering a range of settings for every member of the family. Smart technology is seamlessly integrated with built-in Alexa, allowing effortless control of lighting, music, and daily routines through simple voice commands.

The room is enhanced by bespoke, hand-crafted fitted furniture, expertly designed with custom cabinetry providing a place for everything, helping to keep the bathroom organised and clutter-free. Combining premium materials, intelligent design, and cutting-edge technology, this family bathroom delivers the perfect balance of comfort, style, and functionality for everyday use.

Externally - The property boasts a spacious and beautifully landscaped garden, featuring a manicured lawn bordered by mature shrubs, established trees, and vibrant planting, creating a private and tranquil outdoor retreat. A raised decked balcony provides the perfect space for al fresco dining and entertaining, with steps leading down to the garden below. There is also a paved patio area with a canopy, ideal for relaxing and making the most of sunny days. To the front, the property benefits from ample off-road parking. The grounds have been thoughtfully designed with a blend of hard landscaping, decorative stone, and attractive greenery, resulting in an inviting and low-maintenance exterior that complements the home perfectly.



Useful Information

Property built - 1946.

Tenure - Freehold.

Council tax band - D (Lancashire County Council)

Heating - Gas central heating.

Septic tank-shared with one house (last emptied January 2026)

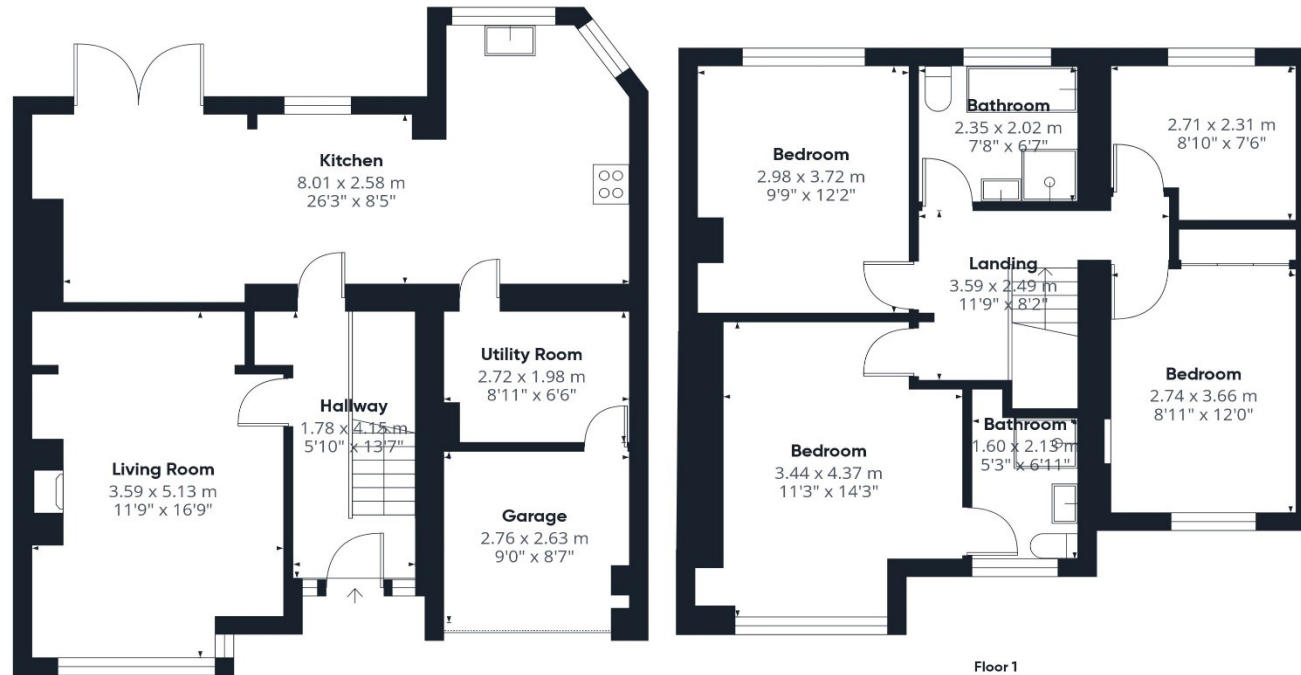
Partially boarded loft space with insulation and ladder



**WATERHOUSE
ESTATE AGENTS**
Local, Professional Property Services



46 Emesgate Lane - Silverdale



Approximate total area⁽¹⁾
118.2 m²
1273 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.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.