



Bolton Le Sands

£425,000

5 Hawthorn Road, Bolton Le Sands, Carnforth, LA5 8EY

An excellent opportunity to acquire this well-presented and versatile four-bedroom family home, ideally situated in the heart of Bolton-le-Sands. Offering generous and adaptable living accommodation, a substantial split-level rear garden and excellent space for modern family life, this property is equally suited to those looking to upsize or downsize without compromising on space.

Bolton-le-Sands is a charming and popular village ideally located between Lancaster and Morecambe, offering a range of local amenities, well-regarded schools and community facilities. With excellent transport links and easy access to the stunning Lancashire coast and surrounding countryside, it is an attractive location for families and commuters alike.

Quick Overview

- Semi-Detached Family Home
- Principle Bedroom With En-Suite & Sea Views
- Three Further Double Bedrooms
- Generous Living Areas
- Well Maintained Rear Garden
- Sought After Village Location
- Well Regarded Schools Nearby
- Excellent Transport Links
- Off Road Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2704



Entrance Hall



Living Room



Dining Room



Snug/Family Room

Upon entering, the welcoming hallway hosts understairs storage cupboards and leads to the principal living areas. To the right, the bright and comfortable living room occupies the front of the property, featuring a large bay window and feature gas fireplace, creating a warm and relaxing space to unwind.

The formal dining room provides an excellent setting for family meals and entertaining, with ample room for a large dining table. From here, access is provided to the utility room, which is fitted with a range of wall and base units, worktops and a fridge/freezer, with a convenient downstairs WC beyond.

A few steps down lead into the impressive kitchen, which is fitted with a range of wall and base units and complimentary worktops. Integrated appliances include a recently installed double oven, an induction hob with extractor hood, a dishwasher and sink with drainer there is space for a freestanding fridge/freezer. A breakfast bar provides a useful informal dining area, while the additional open space creates an ideal seating area. Patio doors open directly onto the rear garden, allowing plenty of natural light into this sociable family space.

Also accessed from the utility area is a versatile snug/family room to the side of the property. This adaptable space could be used as a second sitting room, playroom, home gym, home office or entertaining space, with patio doors providing direct access to the garden.

Upstairs, the property continues to offer generous accommodation. The principal bedroom is a spacious double with a rear-facing window overlooking the garden and benefits from a private en-suite shower room, comprising a walk-in shower, vanity wash basin and WC.

Bedroom two is another well-proportioned double with a front aspect, while bedroom three is a further double bedroom overlooking the rear garden.

The fourth bedroom is located within the loft space and has been purpose-built to provide a generous additional double bedroom. Featuring two Velux windows, useful eaves storage and excellent floor space, this room offers a fantastic solution for growing families. The staircase leading to the loft is positioned on the first floor, within what would traditionally have been bedroom four. This area now provides useful additional storage or could make an ideal private dressing room.

Completing the first floor is the family bathroom, fitted with a bath with overhead shower, vanity wash basin and matching WC unit.

Externally, the property benefits from a generous and thoughtfully arranged split-level rear garden. A paved patio at the upper level provides an ideal space for outdoor dining and entertaining. Steps lead down to a timber decking area with a sheltered seating space beneath a pergola, alongside a large garden shed providing useful external storage. A further step leads to the lawned area, offering an excellent space for children and pets to enjoy.

5 Hawthorn Road offers an appealing combination of generous accommodation, versatile living space and an excellent garden,



Kitchen



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

making it a fantastic family home in a popular village location.

Accommodation (With approximate dimensions)

Entrance Hall 7' 1" x 15' 4" (2.16m x 4.67m)

Living Room 12' 10" x 11' 10" (3.91m x 3.61m)

Dining Room 12' 1" x 11' 10" (3.68m x 3.61m)

Utility Room 7' x 5' 7" (2.13m x 1.7m)

WC

Kitchen 19' 8" x 9' 11" (5.99m x 3.02m)

Snug/Family Room 7' 10" x 27' 9" (2.39m x 8.46m)

First Floor

Bedroom One 10' 7" x 18' 6" (3.23m x 5.64m)

Bedroom Two 12' 3" x 11' 11" (3.73m x 3.63m)

En-Suite 10' 2" x 4' (3.1m x 1.22m)

Bedroom Three 8' 8" x 9' 9" (2.64m x 2.97m)

Dressing Room/Storage Room 7' 1" x 8' 11" (2.16m x 2.72m)

Bedroom Four

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Lancaster City Council.

Services Mains gas, water and electricity.

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 Carnforth office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth into Bolton Le Sands. A short way along turn right onto Mill Lane, then take the second Right onto Hawthorn Road, number 5 is on your left.

What3Words ///threaten.bravest.swooned

Viewings Strictly by appointment with Hackney & Leigh.

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).



Bedroom One



En-Suite



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Call **01524 737727** or request online.



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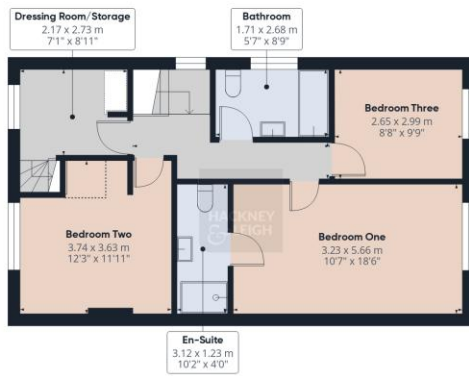


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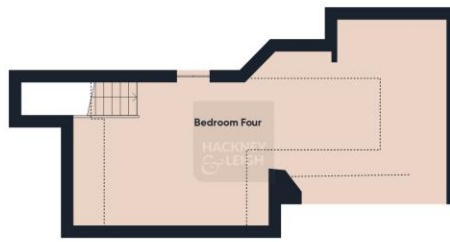
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Floor 0



Floor 1



Floor 2



Approximate total area^m
 175.1 m²
 1886 ft²

Reduced headroom
 0.8 m²
 9 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.

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A thought from the owners...

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