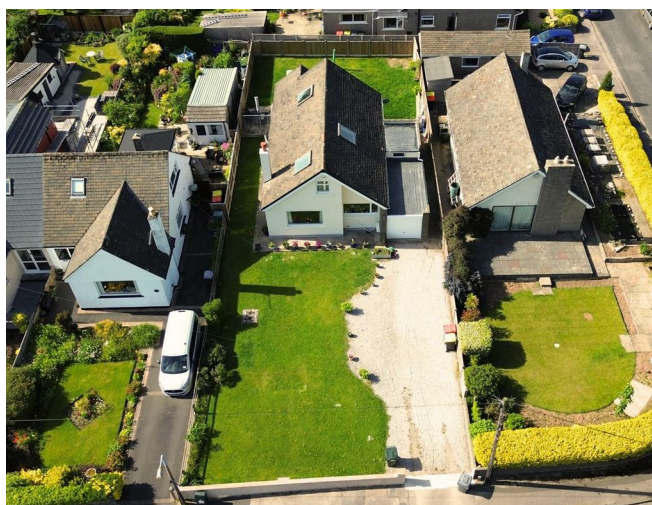


## 5 Church Grove, Overton, LA3 3HZ



**£350,000**



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Charming Detached Three-Bedroom Home with Stunning Views Towards Glasson Dock.

Set within a picturesque village location and enjoying fabulous views towards Glasson Dock, this wonderful detached home offers spacious and versatile accommodation in a truly special setting.

Positioned opposite a beautiful ancient church, the property is full of character and enjoys generously proportioned rooms alongside extensive gardens, making it ideal for family living or those seeking a peaceful countryside lifestyle.

Having remained in the same family for the last thirty plus years, this is a rare opportunity to acquire a home in one of the area's most desirable and tightly held locations. Properties in settings like this seldom come to the market.

Step into the lounge of this beautiful home and you are instantly drawn to the stunning views, perfectly complemented by a charming multi-fuel stove that creates a warm and welcoming focal point. The dining room continues to impress with a lovely outlook over the garden, while the solid oak cabinet doors in the kitchen combine character and practicality, again enjoying picturesque views. The ground floor also offers a utility room, integral garage, third bedroom, conservatory and bathroom, making it ideal for flexible or multi-generational living.

To the first floor are two further bedrooms, with the principal bedroom enjoying far-reaching views across Glasson Dock and beyond.

Externally, the property benefits from a Palladio front door, K rendering on

the front of the property, off-road parking for multiple vehicles alongside generous gardens to both the front and rear, providing plenty of outdoor space to enjoy.

Despite its tranquil location, it remains conveniently close to the amenities of Heysham, including shops, schools, and transport links, with excellent access to the bypass and M6 connections ideal for commuters. Offered with no onward chain.

### Entrance Vestibule

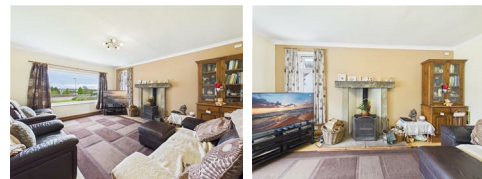
Vinyl flooring, cupboard housing electric meter, door to the hallway.

### Hallway



Laminate flooring, radiator.

### Lounge



Double glazed windows to front and side with wonderful views towards Glasson dock, stone surround fireplace with inset multi fuel stove, laminate flooring, radiator.

### Kitchen



Double glazed windows to front and side with lovely views, Mackintosh style solid oak doors with rose embellished display cabinets and complimentary work surfaces, waist level electric oven, four ring gas hob and extractor hood, integrated dishwasher and fridge/freezer, water filter system for drinking water, stainless steel sink, tiled floor, radiator.

### Inner Hallway

Door to the integral garage and door leading out to the garden, with vinyl flooring making it an ideal space for dogs after returning from countryside walks.

### Utility Room

Plumbing for washing machine, space for dryer, ceramic butlers sink, combi boiler, vinyl flooring, radiator.

### Integral Garage

Up and over door, power and light, hot and cold water tap.

### Dining Room



Double glazed windows to the side and rear elevations, carpeted flooring, radiator, and stairs leading to the first floor.

**Bathroom**



Double glazed frosted window to the side, bath with Mira electric shower, wash hand basin, tiled floor, radiator, W.C.

**Bedroom Three**



Double glazed door to the conservatory, laminate flooring, radiator.

**Conservatory**



Double glazed door to the garden, vinyl flooring.

**First Floor Landing**

Built in storage cupboard.

**Bedroom One**



Two double glazed Velux windows and a double glazed window to the front elevation enjoying outstanding views towards Glasson Dock, with useful under-eaves storage, built-in storage cupboard, carpeted flooring, and radiator.

**Bedroom Two**



Double glazed Velux window and double glazed window to the rear elevation, enjoying plenty of natural light, with useful under-eaves storage, carpeted flooring, and radiator.

**Outside**



Extensive off-road parking to the front provides space for numerous vehicles, alongside a lawned garden

bordered by a variety of plants and shrubs. Gates to both sides of the property provide access to the rear garden.

The fully enclosed rear garden is mainly laid to lawn and features a patio seating area perfectly positioned to enjoy the surrounding views, along with a wood store and access to the garage.

**Useful Information**

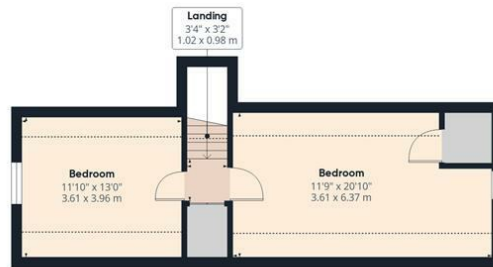
- Tenure Freehold
- Council Tax Band (D) £2,503
- New flat roof on garage
- No Onward Chain
- New windows, not the Velux windows 2025
- New doors in 2025
- New Garage Door

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-98) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(49-60) C	
(55-68) D		(39-48) D	
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1594 ft<sup>2</sup>  
148.1 m<sup>2</sup>

**Reduced headroom**

125 ft<sup>2</sup>  
11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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