



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

41 The Row – Silverdale





### Features

- Characterful Three-Bedroom Cottage
- Two Reception Rooms, Kitchen/Diner and Separate Utility Room
- Offered with no onward chain
- Two car parking spaces
- Low-Maintenance Garden with Countryside Views
- Sought-After Silverdale Village Location

A characterful three-bedroom cottage situated on the sought-after 'The Row' in Silverdale, offering cosy accommodation, lovely countryside views, a low-maintenance garden and parking and offered for sale with no onward chain. The ground floor comprises a welcoming hallway leading to a spacious kitchen and dining room, fitted with attractive wooden units, integrated appliances and enjoying views across the adjoining fields. A useful utility room provides access to the rear garden, with a hatch and ladder leading to a versatile hobby and storage area above. The

spacious living room features an attractive fireplace, while a further reception room offers flexible living space with a feature fireplace and fitted shelving. An adjoining sunroom enjoys extensive glazing and views over the rear garden, with a ground-floor cloakroom completing the accommodation. To the first floor are three double bedrooms, including a particularly spacious principal bedroom with countryside views, alongside a shower room and separate WC. Exposed timber beams and traditional detailing add character throughout.

The property benefits from two off-road parking spaces and an attractive, gated garden enclosed by a stone wall, enjoying lovely views across the adjoining fields. The low-maintenance garden features a paved patio, established flower beds and a raised rockery, with access to the rear garden and kitchen. Combining cottage charm, versatile accommodation and a desirable Silverdale location, the property is offered for sale with no onward chain.



## GROUND FLOOR

**Hallway** - The front door opens into a welcoming hallway which runs through the centre of the home, providing access to the ground floor accommodation. A window alongside the staircase allows natural light to filter through, while a generous understairs storage cupboard offers useful additional storage space.

**Kitchen/Dining Room** - A generously sized kitchen and dining room, featuring an attractive range of fitted wooden units, ample worktop space and an integrated double oven, dishwasher and gas hob with extractor above. A picturesque window overlooks the adjacent fields, bringing in natural light, while there is plenty of room for a dining table, creating a lovely space for everyday family living and entertaining. A door provides access to the utility room, with a further door leading out to the rear garden.

**Living Room** - Positioned at the front of the property, the generously proportioned living room features a charming fireplace, creating an attractive focal point. Two windows allow plenty of natural light to fill the room, while the spacious layout offers ample room for a variety of furnishings, making it an ideal space for relaxing and entertaining.

**Utility Room** - Accessed from the kitchen, the useful utility room provides additional space for household appliances, with plumbing for a washing machine. A window provides natural light and the boiler is located here. A hatch with a ladder leads to an upper-level hobby and storage space, offering further versatility and useful additional storage.

**Hobby Space/Storage** - Located above the utility room, this versatile hobby and storage space offers excellent potential for a variety of uses, whether as a hobby room or for additional storage. The space is accessed via a hatch and ladder, with a window providing natural light.





WC - A well-appointed cloakroom fitted with a WC, wash basin and bidet, complemented by attractive tiling and a practical layout.

Reception Room - A spacious reception room situated to the rear of the property, enjoying plenty of natural light from the large window overlooking the garden. The room offers versatile living space, with a feature fireplace and fitted shelving providing character and practicality, making it ideal as a sitting room, study or additional reception area.

Sun Room - Situated to the rear of the property, this lovely sunroom enjoys an abundance of natural light through its extensive glazing and overhead roof panels, offering a pleasant spot to relax while enjoying views over the rear garden.

## FIRST FLOOR

Landing - The first-floor landing features attractive exposed wooden beams and traditional timber detailing, adding character and charm. A window allows natural light to filter into the space, while a generous storage cupboard provides useful additional storage and practicality.

Bedroom One - Bedroom one is a particularly spacious double bedroom, enjoying lovely views across the surrounding countryside through the windows. The room offers ample space for bedroom furniture and benefits from attractive exposed timber detailing, with access to the loft also provided.

Bedroom Two - Bedroom two is a bright and spacious double bedroom, featuring both a high-level window and a lower-level window, allowing plenty of natural light to fill the room. The space also offers ample room for fitted wardrobes.

Bedroom Three - Bedroom three is a comfortable double bedroom situated to the rear of the property. Bright and welcoming, the room has a cosy feel and enjoys a pleasant outlook, creating a lovely space to relax.

Shower Room - The shower room is fitted with a walk-in shower enclosure, wash basin and heated towel rail. Light neutral tiling creates a bright, clean finish, while built-in shelving provides useful storage.

WC - Located adjacent to the shower room, the separate WC is fitted with a wall-mounted wash basin and benefits from an attractive stained-glass window, allowing natural light into the space.

## Externally

Adjacent to the property are two parking spaces, providing convenient off-road parking. To the side, an attractive, gated garden enclosed by a stone wall enjoys lovely views across the adjoining fields. Designed for ease of maintenance, the garden features a paved patio area and established flower beds, providing a pleasant space to sit and enjoy the surroundings. A gate leads through to the rear garden, with access also available into the kitchen. The rear garden benefits from a raised rockery area, adding further interest and character. Please note that the neighbouring property benefits from a right of way through the property's grounds.

## Useful Information

Tenure - Freehold.

Property Built - 1920.

Council tax band - C.

Local authority - Lancaster City Council.

Drainage - Septic tank drainage shared with one neighbouring property, located in field across the road and is compliant with new regulations.

Heating - Gas boiler installed 2024 (serviced 2025).

Re-wired in 2000.

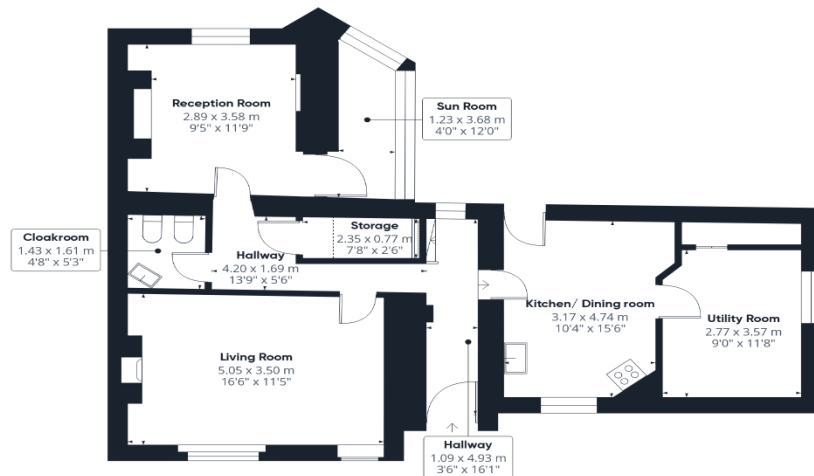
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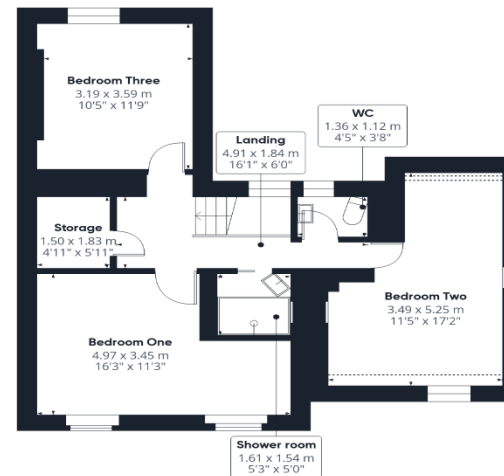
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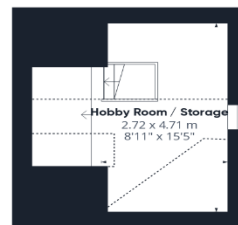
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Ground Floor



Floor 1



Floor 2



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

146.5 m<sup>2</sup>  
1577 ft<sup>2</sup>

## Reduced headroom

13 m<sup>2</sup>  
140 ft<sup>2</sup>

(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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