

Waterside The Shore, Bolton Le Sands, Bolton Le



£425,000

Nestled in the very heart of Bolton-le-Sands village sits this truly enchanting Grade II listed family cottage, gazing out over uninterrupted sea views across the bay. From sunrise glows to golden evening tides, the ever-changing landscape creates the most magical backdrop for daily life. Step outside and you're moments from glorious seaside walks, peaceful bridle routes for beach rides, and scenic cycling paths that weave through the coastline.

Dating back to circa 1687, the cottage inside is every bit as charming as its setting. Brimming with original character, it welcomes you with warm log burners, exposed period features, and delightful dual-aspect windows that allow natural light to dance gently through each room. It's the kind of home that instantly feels lived-in, loved, and full of stories.

Already perfect as a coastal retreat, this cottage also offers incredible potential as an Airbnb or holiday let; its proximity to the sea and postcard-like charm would make it an undeniably popular escape.

Accommodation:

The moment you step through the front door, you're welcomed into a stunning open-plan kitchen/diner, where glorious sea views stretch out before you. A wonderful period fireplace with an inset wood burner creates a cosy focal point, complemented by a beautifully fitted kitchen that blends perfectly with the cottage's charm. From here, the space flows effortlessly into the lounge, another delightful dual-aspect room with sea views, complete with a second fireplace and wood burner, ideal for those snug, peaceful evenings by the fire.

The first floor offers three charming bedrooms, with the master enjoying its own dressing room and a private en-suite shower room. Two further bedrooms are served by a lovely family bathroom, creating a comfortable and well-balanced layout for everyday living or guest stays. Outside, you'll find a lovely lawned garden bordered by mature planting, along with a charming stone-built outhouse, a garage, and a handy wood store.

Open Plan Kitchen/Diner



Dual aspect open plan kitchen/diner with double glazed mullion windows to front with wooden shutters and to the rear offering wonderful views over the sea, feature stone fireplace with inset multi-fuel stove set on a stone hearth, range of beautifully crafted cabinets with complimentary solid teak work surfaces, stainless steel sink, wine fridge, Smeg four plate electric hob and extractor hood, electric oven, plumbing for dishwasher, built-in wooden seating box housing the stop tap, stairs to the first floor with understairs storage housing the consumer unit, beamed ceiling, radiator and tiled flooring.

Lounge



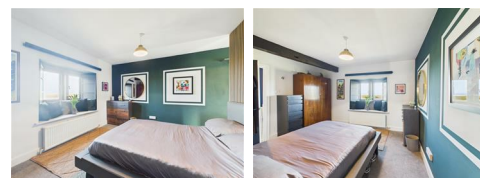
Double-glazed Mullion windows to front and rear with wonderful views, fireplace with inset multi-fuel stove set on a stone hearth, beamed ceiling, tiled floor, radiator.

First Floor Landing



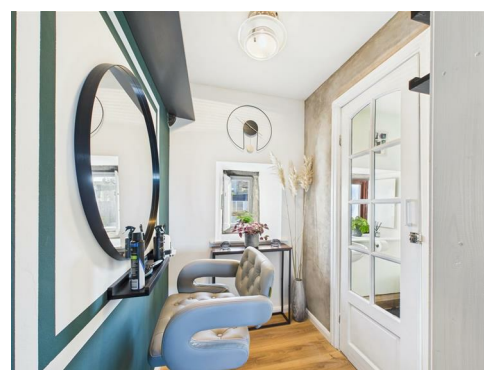
Double-glazed mullion windows to the rear, access to the loft and carpeted flooring.

Bedroom One



Double-glazed mullion windows with wonderful views of the sea, perfect to wake up to!! carpeted flooring, radiator, and beamed ceiling.

Dressing Room



Double-glazed Mullion window, laminate floor, door to the en-suite.

En-Suite Shower Room



Double-glazed Mullion window with wooden shutters, shower cubicle with Mira electric shower, wash hand basin, heated towel rail, laminate floor, W.C.

Bedroom Two



Double-glazed Mullion windows with views over the garden, carpeted floor, radiator, beamed ceiling.

Bedroom Three



Double-glazed Mullion windows, radiator, carpeted flooring, beamed ceiling.

Bathroom



Double-glazed Mullion window, bath with new Mira electric shower, Heritage wash hand basin, heated towel rail, vinyl flooring, linen cupboard housing the water cylinder, W.C.

Outside



Lovely lawn garden bordered by various trees and shrubs, decked patio area, raised flower beds, oil tank, gate to access the garage, stone-built outhouse, gate to access the road and water tap.

Store Room

Stone construction with a feature stone wall, Worcester oil boiler, plumbing for a washing machine, storage space, window to the side, space for dryer, TV point, tiled floor,

Garage



Up and over door, wood store to the side.

Useful Information

Tenure Freehold
Council Tax Band (E) £2,943
Grade II Listed, built in 1687
Fully refurbished in the last year.
New bedroom Floor, new tiles.
New flue linings in both chimneys, both certified.
New electric shower in the bathroom
New fridge and oven
Loft boarded and insulated

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(13-30) G		(13-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

