



19 Crag Bank Road
Crag Bank | Carnforth | LA5 9EH

 FINE & COUNTRY



Welcome to 19 Crag Bank Road, Crag Bank, Carnforth LA5 9EH

Occupying a generous plot within the sought-after village of Crag Bank, this charming detached three-bedroom residence dates to 1910 and effortlessly combines period character with the comforts of modern living. Rich in original features and filled with natural light throughout, the home offers an inviting and versatile layout perfectly suited to a range of buyers, from families to retired couples looking for a quieter pace of life whilst still conveniently located to amenities and further wide travel.

The ground floor provides a wonderful selection of reception spaces, including a cosy reading room, an elegant living room that flows openly into the dining room and a delightful conservatory overlooking the gardens. Together, these spaces create a warm and welcoming atmosphere, ideal for both everyday living and entertaining. The bespoke breakfast kitchen has been thoughtfully designed to be both practical and homely, offering an excellent space for family meals and informal gatherings.

Externally, wrap-around gardens provide an attractive setting, with the south-facing rear garden enjoying sunshine throughout much of the day. A larger than average detached single garage/workshop, complete with plumbing and electricity, offers exceptional flexibility for those working from home, pursuing hobbies, or seeking potential studio space.

With ample outdoor space and scope to extend, subject to any necessary consents, this delightful period home presents a rare opportunity to create a long-term family residence in a highly desirable coastal location.



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The best of both worlds, a balance of town and country living!

Location

Crag Bank is a highly desirable coastal village location, situated on the edge of the stunning Morecambe Bay and offering an excellent balance of countryside charm and everyday convenience. Residents enjoy easy access to scenic coastal walks, open green spaces and breathtaking bay views, while a range of local shops, supermarkets, cafes and amenities can be found nearby in Carnforth. For commuters, the area is exceptionally well connected, with J35 of the M6 motorway just a short drive away and Carnforth railway station providing regular services to Lancaster, Manchester, Preston and connections to London Euston. Crag Bank offers an attractive lifestyle in a well-connected Lancashire setting. Families will be delighted with the great choice of highly rated local schools, both for primary and secondary school aged children and there is a popular preschool in the village. There is also the added benefit of the proximity to the coastal town of Morecambe that hosts a wide range of annual events and attractions for all the family, including the planned Eden Project. The historic city of Lancaster is also close by, with a wider range of shops, services and entertainment on offer.

Setting the scene

From the moment of arrival, this delightful period home exudes charm and character. A pedestrian gate, framed by mature English ivy, opens onto a flagged pathway leading to the front door cased within railway sleepers, a fitting nod to the property's 1910 heritage. Passing by the beautifully scented lavender garden, centred around a blossom tree, the approach creates an inviting welcome.

Alternatively, access from the block-paved driveway and detached garage leads beneath a charming arched garden arbour, with steps rising through to the landscaped front garden of the house. Whichever route you choose, the approach perfectly sets the tone for this characterful and much-loved home.

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We love the beautiful local walks along the coast, we're a short drive from the fabulous shoreline at Morecambe Bay with the impressive promenade and one of Europe's most important Nature Reserves, as well as RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows. The beautiful Lakeland mountains, lakes and fells are also convenient for days out.







Step inside

The front door opens into a practical vestibule, where the original door remains proudly in place, complete with its traditional brass letterbox. Beyond is a spacious entrance hall where original terracotta floor tiles lie beneath the current flooring, offering the opportunity to reveal and showcase another piece of the property's history. Useful understairs and cloaks cupboards provide practical storage, while throughout the property, the original Canadian pitch pine doors have been painstakingly restored by the current owner, preserving the character and craftsmanship synonymous with houses of this era.

The first reception room is a delightful reading room, flooded with morning sunlight through its dual-aspect windows and attractive bay window, creating the perfect spot for an armchair and a good book. High ceilings, original coving, picture rails and a multi-fuel stove set upon a stone-flagged hearth combine to create a wonderfully cosy retreat.

Beyond, the living and dining rooms have been thoughtfully opened up to create a flowing and sociable living space, whilst exposed timber beams subtly define each area and retain their individual character. The dual-aspect living room enjoys views over the south-facing rear garden and centres around a recently installed log-burning stove, creating a warm focal point during the winter months. Original picture rails, deep window sills and built-in cabinetry within the dining area further reflect the period heritage. Double doors lead into the upgraded conservatory, featuring a blend of hardwood and glazing beneath a self-cleaning, heat-reflective roof, allowing year-round enjoyment of the garden outlook.

The breakfast kitchen was comprehensively renovated in 2015 and remains beautifully maintained. Painted timber cabinetry curves elegantly around the room, complemented by Karndean flooring. An adjoining utility room provides plumbing for laundry appliances, additional storage and access to a WC, with scope to create a ground-floor bathroom if desired.

Ascending the staircase, a bright galleried landing leads to three generous double bedrooms, each enjoying elevated views of the surrounding landscape. Depending on the room, outlooks include glimpses of Morecambe Bay, the Furness Peninsula, Warton Crag and even distant views across the bay towards Ulverston's iconic Hoad Monument. The principal bedroom enjoys particularly attractive views over the rear gardens and neighbouring fields towards the bay beyond.

Completing the first floor is a spacious, fully tiled family shower room, stylishly updated with a large walk-in shower, vanity wash basin, chrome fittings and an illuminated demisting mirror. The room offers flexibility for future owners and could readily accommodate a bath if preferred.

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We benefit from a super local infrastructure, there's a good selection of supermarkets, a GP surgery, a number of highly rated veterinary practices and convenient bus links to Lancaster and Kendal.

Step Outside

The house is approached via the beautifully landscaped front garden, which provides an immediate sense of charm and character, with mature planting and carefully designed features adding definition and points of interest. From here, a second gated driveway sits conveniently to the side of the property, offering parking for one vehicle with direct access towards the kitchen entrance; convenient for everyday use.

A set of steps leads down to the main gated driveway, providing ample parking for up to three vehicles and giving access to the detached single garage. This larger parking area also benefits from direct pedestrian access into the rear garden, providing a practical flow around the house.

The detached garage is a particularly versatile space, complete with electric up and over door, plumbing, including a Belfast sink and electrics, making it ideal for use as a workshop, studio, or dedicated home office. Should the utility room be adapted into a bathroom, the garage offers an excellent alternative for laundry facilities, providing flexible future-proofing for a variety of needs.

The south-facing rear garden is a true highlight; peaceful, private and beautifully maintained. A generous lawn is framed by evergreen shrubbery providing year-round structure and privacy, while a mature cherry tree brings seasonal blossom and colour, adding to the garden's ever-changing appeal. There is a rockery and alpine planting area, and a raised stone-flagged seating area that enjoys an elevated outlook over the garden. Quiet and secluded, the garden is a haven for birdsong and local wildlife, creating a relaxing outdoor retreat.

Practical touches include neatly concealed bin storage and a dedicated log store, all accessed via a stone-flagged pathway that wraps discreetly around the property. The sizable plot affords plenty of scope for extension should it be required in the future (and subject to consent) but as it stands it offers a tranquil retreat that is both suited to family life and outdoor entertaining in the warmer months.



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Crag Bank is very well connected by road via the A6 and M6 and by rail from Carnforth station with direct trains to Manchester Airport and over to Yorkshire.

FURTHER INFORMATION

On the Road

Carnforth	1 mile
Morecambe	5.6 miles
Lancaster	6.5 miles
Kendal	17.2 miles
Bowness on Windermere	26.1 miles
Preston	29.4 miles
Manchester	60 miles

Transport links

M6 J35	2 miles
Carnforth railway station	0.8 miles
Lancaster railway station	7 miles
Manchester airport	67.2 miles
Liverpool airport	74.4 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains gas, electricity, water and drainage. Gas fired central heating from a traditional/combination Worcester boiler, located in its own cupboard off the utility room.

Lancaster City Council – Council Tax band F

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins	Manchester (Picadilly)
2hr, 30 mins	London (Euston)
2hr, 17 mins	Edinburgh

Directions

what3words [///hopeless.cushy.dolly](https://www.what3words.com/#!/hopeless.cushy.dolly)

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Integrated BOSCH appliances include an oven, four-ring gas hob, extractor hood and dishwasher.

Available by way of further negotiation are the Bosch washing machine and Samsung tumble dryer.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Guide price £550,000

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster and nearby, Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall. Live theatre in Lancaster at The Dukes and Lancaster Grand. Cinema: The Dukes and Vue in Lancaster and Reel in Morecambe. Morecambe Bay Nature Reserve, RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows.

Sport and recreation

The floodlit MUGA (multi use games area) at Slyne with Hest Recreation Field consists of an all-weather pitch with markings for 5-a-side football, netball and basketball. Slyne with Hest Bowling Club. Cheyette Fitness, Hest Bank. Golf clubs; Morecambe, Heysham, Lancaster and Silverdale. Local cricket, football, tennis and rugby clubs in Morecambe and Lancaster. Salt Ayre leisure centre and 3-1-5 fitness centre, both in Lancaster. Morecambe's Happy Mount Park

Places to eat

The Hest Bank, The Crossing micropub, Packet Bridge Fish and Chips, all in Hest Bank. Archers Café at Red Bank Farm, Royal Hotel, Bay View Restaurant, both at Bolton le Sands. The Cross Keys and Slyne Lodge, both at Slyne. Journey Social, Buccellis Italian, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster.

Great walks nearby

Right from the door there are great walks along the shore at Hest Bank, the promenade at Morecambe or Lancaster canal's tow path. Beyond this are great expanses of open countryside within easy reach for day trips including the National Parks of the Lake District and Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and coastal Arnside and Silverdale.

Schools

Primary

Slyne with Hest St Luke's CoE Primary School
Bolton le Sands Primary School
Skerton St Lukes CoE Primary School, Lancaster
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary

In Lancaster there are the Lancaster Royal Grammar School and Lancaster Girls' Grammar Schools, Ripley St Thomas CoE Academy and Our Lady's Catholic College
Morecambe Bay Academy, Morecambe
Bay Leadership Academy, Heysham
Carnforth High School

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College



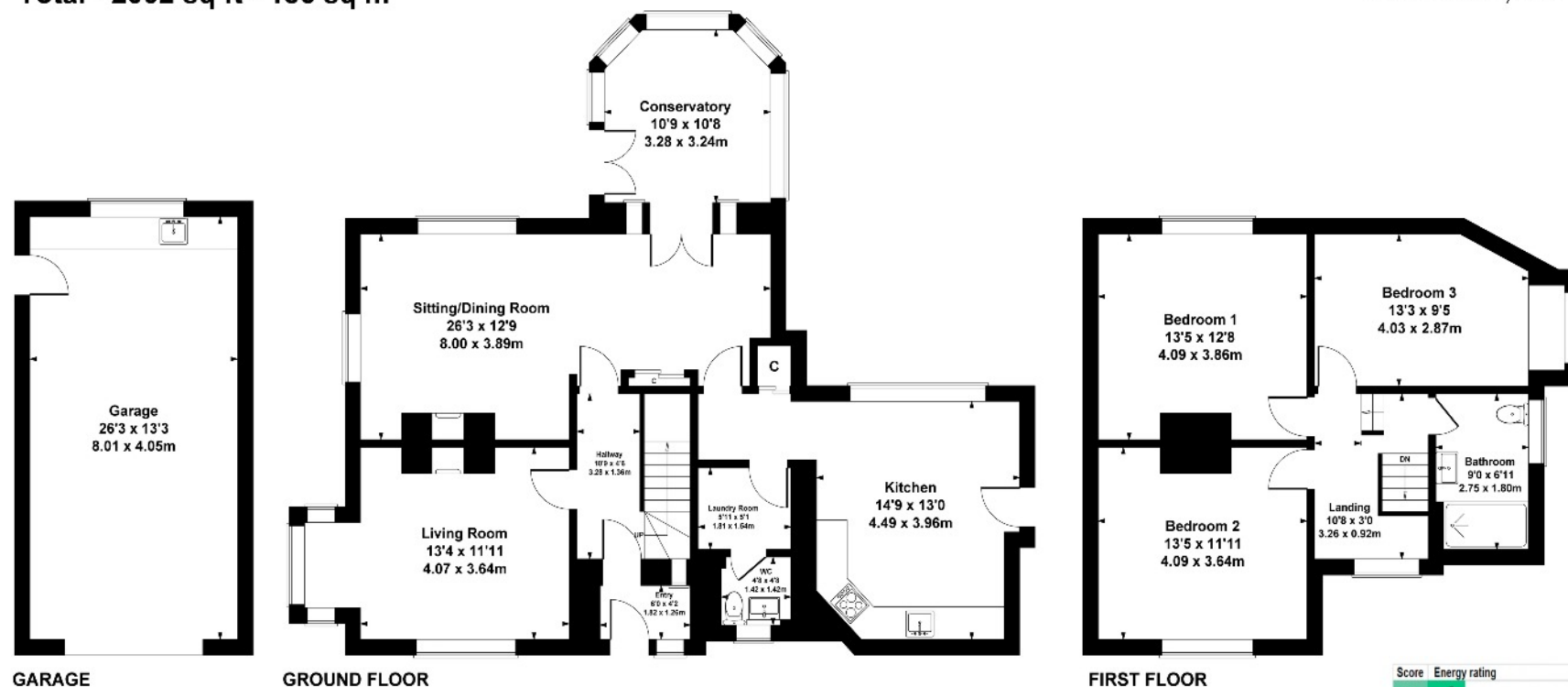
Crag Bank Road, Carnforth

Approximate Gross Internal Area

House - 1658 sq ft - 154 sq m

Garage - 344 sq ft - 32 sq m

Total - 2002 sq ft - 186 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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