



8 The Headlands
Heysham | LA3 2RX

 FINE & COUNTRY



Welcome to 8 The Headlands, Heysham, LA3 2RX

On the market for the first time in ten years, 8 The Headlands offers a rare opportunity to acquire a detached four-bedroom home along the private road of The Headlands, overlooking Morecambe Bay. This is a highly sought-after location, where opportunities to purchase are few and far between.

This unique home is fronted in Yorkshire stone and features bright and spacious accommodation, it is immaculately presented and has been exceptionally well cared for. There are generous reception areas, four double bedrooms and two ensuite shower rooms. The bespoke wooden kitchen has been handcrafted with beautiful detailing and quality appliances. The property has been designed with an abundance of storage space as well as a separate utility room and versatile converted double garage. Every effort has been made to maximise the spectacular coastal outlook, while rooms positioned away from the frontage enjoy equally attractive views over the beautifully maintained gardens.

The gardens wrap around the house, offering a low-maintenance yet generous outdoor space with easily maintained lawns, seating areas and shrubbery beds along the stone-walled boundary. The expansive block-paved driveway is perfectly in keeping with the scale of the property, providing access to an attached double garage with remote-controlled doors.



“

Living in this house has felt like a privilege. The thing I enjoy most is the privacy. Because of the corner position most of the time I am unaware of the other houses. There is an uninterrupted view of Morecambe Bay with a backdrop of the Lakeland fells; we enjoy magical and dramatic sunsets across the bay.

Location

The setting of The Headlands will appeal to a range of discerning purchasers, families seeking their 'forever home' as it's close to a great choice of schools in a village abundant with family activities and active community, those looking for a generously sized retirement home in quiet and private locale with gentle walks along the coast and amenities close by or buyers searching for a private and show stopping second home.

Nestled on the picturesque coastline of Morecambe Bay, historic Heysham Village offers an exceptional blend of seaside charm, heritage and convenience. Just moments from Half Moon Bay, there are stunning coastal walks, beaches and breathtaking views across the bay to be enjoyed. Families are well served by highly regarded local schools, including Heysham St Peter's CoE Primary School, while a range of shops, cafés, healthcare facilities and everyday amenities within walking distance. Excellent transport links provide easy access to Lancaster, the M6 and the wider North West, making Heysham an attractive choice for commuters seeking a relaxed coastal lifestyle without compromising on connectivity.

Setting the scene

With panoramic views stretching across Morecambe Bay, the approach is along the elevated coastal road of Heysham Head, arriving at the private road of The Headlands. The Headlands is an exclusive collection of detached homes built on the former grounds of Heysham Head and bordered by protected National Trust land.

No.8 was among the first properties to be constructed in 2001 and enjoys one of the largest plots on the development and, most notably, an unrivalled position in terms of views overlooking Morecambe Bay. Situated at the end of the road, a large turning circle provides access to the substantial block-paved driveway, offering parking for six or more vehicles and access to the attached double garage.

“

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

From the driveway, a paved path leads around to the front entrance. The front door opens into an impressive reception hall, generous enough to accommodate a formal dining area. Practical features include a double cloaks cupboard, cloakroom with WC and an understairs storage cupboard. The wood-effect laminate flooring creates a seamless flow through the space and complements the neutral interiors, enhanced by intricate coving.

Double doors lead into the living room, where your attention is immediately drawn to the bi-folding doors framing the spectacular coastal outlook. Opening onto a raised seating area, the panoramic views across Morecambe Bay provide a stunning backdrop to the garden, with roses lining the stone wall, a protected field beyond and uninterrupted views across the bay.

Flooded with natural light and thoughtfully designed to connect with its surroundings, the room features bespoke wooden cupboards, shelving and a radiator cover. A Portuguese limestone fireplace houses a gas fire, ideal for creating a warm and intimate atmosphere during the colder months. A sliding door leads into the conservatory, which was added in 2003. The tiled flooring benefits from underfloor heating, while the dual-aspect design ensures the exceptional coastal outlook remains a constant feature. French doors provide access to the gardens, while an internal door leads through to the kitchen.

Handcrafted by a local joiner to the vendors' exacting standards, this dining kitchen is undoubtedly the heart of the home, creating a welcoming and sociable environment. The wooden units are painted cream, with matching detailing throughout the room creating a cohesive aesthetic. Beautifully crafted solid wood worktops gently curve around the space, enhancing practicality and character.

The quality of the kitchen is immediately evident and is complemented by high-quality appliances, the kitchen comfortably accommodates informal dining and benefits from a walk-in pantry cupboard.

A rear entrance provides practical access to the driveway. Beyond this is a utility room with fitted units and space for a washer and dryer. This leads into the attached double garage, which has previously been used as an office and studio space, making it a highly versatile area should additional accommodation or workspace be required.

Providing flexibility and a degree of future proofing, on the ground floor is a spacious double bedroom with bay views, an ensuite shower room and walk in wardrobe.

Onwards and upwards, the gracefully curved staircase rises from the reception hall to a bright first-floor landing with large airing cupboard.

The first floor provides three further double bedrooms. The first is currently arranged as a home office and benefits from a full length glass door with a double glass retainer enjoying views across Morecambe Bay. This room also features generous under-eaves storage, fitted wardrobes and an ensuite shower room.

The remaining two bedrooms are positioned to the rear of the property, with the largest having a walk-in wardrobe and built-in linen cupboard. The family bathroom is well proportioned and includes both a fitted bath and separate shower enclosure.

“

There is “something” about this house that feels very special. I truly feel that living here, for as long as I have, (in two stretches of time) has been a privilege and a soul filling experience.



Step Outside

The gardens wrap around this impressive property, offering an excellent balance of low-maintenance lawns and seating areas.

The front garden is undoubtedly the standout feature, with the stone wall boundary backing onto a protected field and beyond that, uninterrupted panoramic views across Morecambe Bay. The raised seating area provides an exceptional space for entertaining, dining outdoors or simply enjoying the ever-changing coastal scenery.

The lawn extends around the sides of the house, creating an ideal environment for families. Those with green fingers will appreciate the rockery areas, perfectly suited to alpine planting, while a flower bed runs along the stone wall and is filled with colourful roses and springtime blooms. A raised planting bed offers the opportunity for growing vegetables, strawberries or herbs.

To the front, the substantial block-paved driveway provides ample parking and access to the attached double garage with remote-controlled doors.



“

I love to enjoy a quiet moment in my recliner; glass doors open to enjoy the fresh air and panoramic bay view. I'm in my living room but with the feeling of being outside, it's a beautiful view that's ever-changing.

FURTHER INFORMATION

On the Road

Lancaster	7 miles
Silverdale	16.8 miles
Arnside	19.8 miles
Kirkby Lonsdale	24.3 miles
Preston	31.1 miles
Manchester	61.1 miles

Transport links

M6 J34	7.2 miles
Heysham Port	1.5 miles
Morecambe railway station	2.9 miles
Lancaster railway station	7.6 miles
Manchester airport	70.6 miles
Liverpool airport	76.2 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 Vaillant boiler and hot water cylinder located in the landing's airing cupboard.

Lancaster City Council – Council Tax band F

Tenure - Freehold

Management charge of £18 per calendar month to cover the shared parts. This covers private road repair and weeding as well as communal street lighting. This is administered by The Headlands Management Company Ltd

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 [trendy.maybe.silk](https://www.what3words.com/trendy.maybe.silk)

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: NEFF double oven and grill, Bosch five-ring gas hob with extractor hood above, integrated dishwasher and freestanding American-style fridge freezer.

Available by way of further negotiation are the free standing Innex washing machine and Hotpoint 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 £695,000

Places to visit

St Peter's Church (Grade I Listed) and St Patrick's Chapel (a Scheduled Ancient Monument)

Heysham Heritage Centre

Reel cinema, Morecambe

Morecambe Winter Gardens

The Platform, Morecambe - music, comedy, dance, drama and children's shows in a quirky venue of an Edwardian railway station

In Lancaster there are theatres, cinemas, museums and historic buildings

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall

Heysham Nature Reserve

RSPB Morecambe Bay and RSPB Leighton Moss

Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

In Heysham there's a golf club, cricket club and two playparks for younger children, one of which is along the promenade

Heysham Atoms Rugby League Club and Vale of Lune RUFC

Morecambe Football Club

Morecambe has many visitor attractions including ten pin bowling and dining at the Soul Bowl, Jump Rush Trampoline Park and Happy Mount Park, a traditional park with an adventure playground, summer splash area, sports pitches, seasonal events and a cafe

Park Run – Morecambe (starting from The Battery on the promenade) and Lancaster (from The Ashton Memorial, Williamson Park)

Nearby golf clubs – Lancaster, Morecambe and Silverdale

Gym and fitness – Salt Ayre Leisure Centre and Cheyette Fitness

Places to eat

Informal dining, cafes and pubs

Within walking distance in the village is The Royal Hotel, Half Moon Bay Café (along the Barrows) and a couple of other cafes

Still within walking distance at Strawberry Gardens, there is The Dispensary (coffee shop and wine bar) and The Bookmakers (a micro pub)

At Morecambe try The Morecambe Hotel and The Sun Terrace and Rotunda Bar at the iconic Midland Hotel

Brucciani's Art Deco Coffee Shop and Ice Cream Parlour and then at the far end of the promenade, Shackleton's of Bare

The Ship Hotel, Overton

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster

There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great walks nearby

The Barrows (National Trust) a grassy sandstone headland of coastline Morecambe Promenade (4 miles end to end) perfect and exceptionally popular for strolling, cycling or running along the seafront. The stone jetty incorporates public art and games and during the warmer months there is a café.

Catch a train or hop in the car to Lancaster which offers great walks around Williamson Park, Lancaster Canal and then along the quayside to Glasson Dock.

The area is surrounded by fabulous open countryside including the Lune Valley, the protected National Landscapes of the Forest of Bowland and Silverdale & Arnsdale and the nearby National Parks of the Lake District and Yorkshire Dales. Collectively they offer superb countryside to explore whether you like to ramble, hike, run or cycle.

Schools

Primary

St. Peter's CoE Primary School

Trumacar Nursery and Community Primary School

Secondary

Morecambe Bay Academy

Bay Leadership Academy

In Lancaster: Lancaster Royal Grammar School and Lancaster Girls' Grammar School, Ripley St Thomas CoE Academy and Our Lady's Catholic College

Further Education

Lancaster and Morecambe College

Lancaster University

University of Cumbria (Lancaster campus)

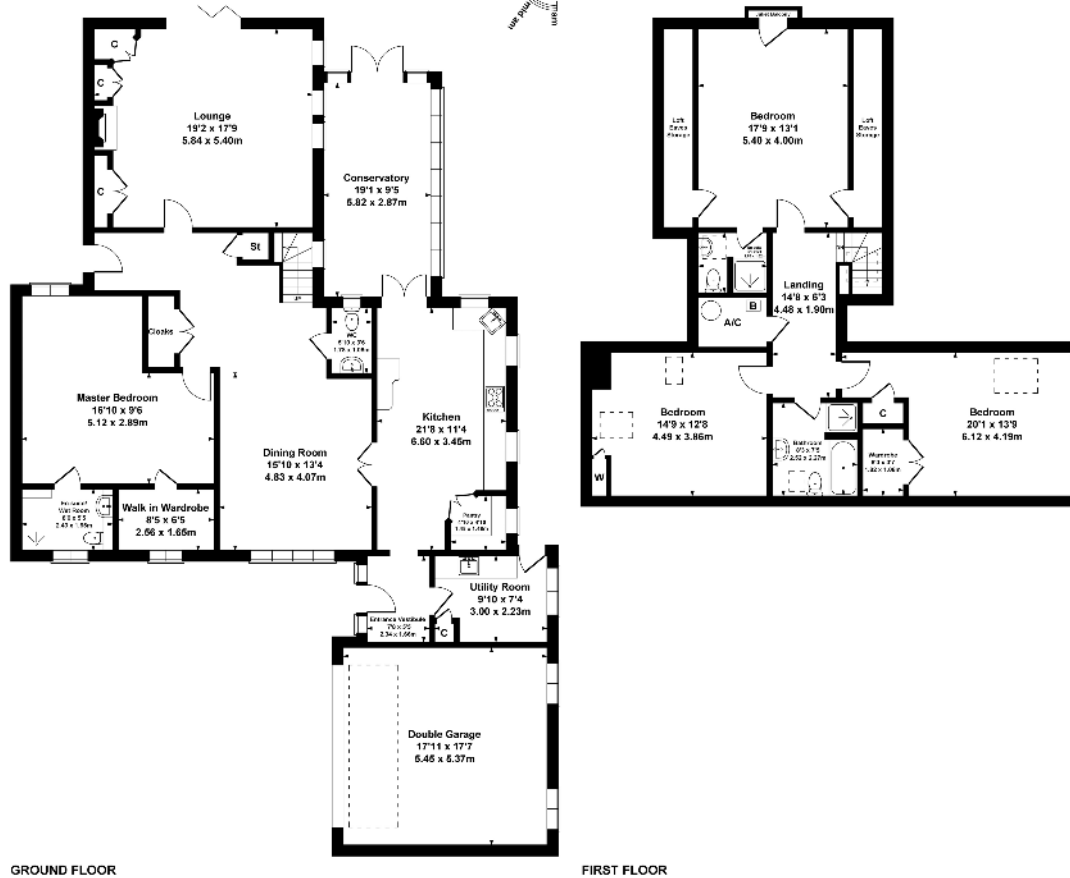
8 The Headlands, Heysham, Morecambe

Approximate Gross Internal Area

House : 2669 sq ft - 248 sq m

Garage : 312 sq ft - 29 sq m

Total : 2981 sq ft - 277 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.

Produced by Lens Media Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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

Fine & Country Lakes & North Lancs
Tel: 01524 380560
sales@fineandcountry-lakes.co.uk

