







High Ridge

26 Wallings Lane, Silverdale, LA5 0RZ

A rare opportunity to acquire this exceptional five-bedroom detached residence, set within approximately eight acres in the heart of the highly sought-after village of Silverdale.

Set within an Area of Outstanding Natural Beauty, the property is approached via a sweeping driveway and enjoys complete privacy amid mature woodland and open meadowland. Offering around 5,000 sq ft of versatile accommodation, the home is ideally suited to both family living and entertaining, featuring five bedrooms, five reception rooms, a study, gym, entertainment room and sauna.

A heated outdoor swimming pool and extensive grounds further enhance this superb lifestyle setting, delivering a private retreat of space, seclusion and luxury in equal measure.

Quick Overview

Five Bedroom around 5,000 sq ft Detached Home

Set in Approximately 8 Acres of Woodland

Five Reception Rooms

Heated Swimming Pool and Sauna

Entertainment Room and Gym

Desirable Location

Elevated Position with Far Reaching Views

Private Sweeping Driveway

Convenient for Railway, M6 and Lake District

Ultrafast* Broadband Available







Stunning Location

Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Wallings Lane, with a well regarded primary school, two churches, village hall, shops, three cafes, golf club, Indian restaurant and a choice of three pubs, whilst the surrounding countryside offers a plethora of walks and stunning scenery with High Ridge being a 5 minute walk to the coast.

The train station also provides regular and direct commutes into the City of Lancaster and Manchester as well as Manchester Airport and the M6 is just a 15 minute drive away.



Welcome

Bespoke stained-glass double doors create a striking and characterful entrance, opening into a welcoming vestibule with practical space for coats and shoes. From here, further glazed doors lead into the main entrance hallway, setting the tone for the accommodation beyond. Turning right leads through to the principal living areas.

The living room is an impressive, generously proportioned space designed for both relaxation and entertaining. A substantial stone-fronted chimney breast forms a focal point, housing an inset wood-burning stove. Sliding double doors open directly onto the swimming pool terrace, while additional full-height double doors lead out to a balcony, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A further door provides access to the lower ground floor accommodation.









Wine & Dine

Flowing naturally from the living room is the formal dining room, which enjoys a bright feel with full-length windows that frame views of the surrounding grounds.

This space is ideal for both everyday dining and more formal entertaining.

The adjoining kitchen is accessed to the left beautifully appointed, it features a comprehensive range of contemporary wall, base and display cabinetry, complemented by Corian work surfaces.

A high-quality suite of Miele appliances includes a steam oven, electric oven, gas hob, extractor hood, dishwasher, fridge, freezer, and coffee machine.

The kitchen is further enhanced by underfloor heating, an inset stainless steel sink unit, Quooker tap and a thoughtfully designed layout suited to modern living.

Specifications

Living Room

12.29m x 4.5m / 40' 4 x 14' 9"

Dining Room

4.8m x 3.61m / 15' 9 x 11' 10"

Kitchen

5m x 3.86m / 16' 5 x 12' 8"



Relax & Unwind

Returning to the entrance hall, an inner hallway leads to the bedroom accommodation.

To the left are two well-proportioned double bedrooms, both enjoying pleasant outlooks to the front of the property.

One benefits from a well-appointed en suite shower room comprising a shower enclosure, WC, pedestal wash basin, heated towel radiator and tiling.

A separate WC with pedestal wash basin leads into the family bathroom, finished to a high standard and offering a luxurious four-piece suite. This includes a double walk-in shower with both rainfall and handheld attachments, a freestanding roll-top bath with concealed wall-mounted taps set against an elegant tiled feature wall with integrated shelving, his and hers wash basins set within a wall-hung vanity unit, and a low-level WC.

Contemporary tiling, underfloor heating, and carefully considered lighting complete the space.

Specifications

Bedroom One

5.51m x 4.78m / 18' 1" x 15' 8"

Bedroom Two

4.32m x 3.99m / 14' 2" x 13' 1"

Bedroom Three

5.11m x 4.29m / 16' 9" x 14' 1"

Bedroom Four

7.72m x 5.38m / 25' 4" x 17' 8"

Bedroom Five

5m x 4.19m / 16' 5" x 13' 9"

Study

4.9m x 3.1m / 16' 1" x 10' 2"







Principal Bedroom

The principal bedroom suite is a particular highlight, enjoying sliding patio doors that open directly onto the swimming pool terrace. This beautifully proportioned room also benefits from a separate dressing room fitted with extensive wardrobes and drawer storage.

The en suite bathroom is well-appointed and includes a bath, WC, bidet, wash basin with vanity unit, and a ladder-style heated towel radiator, offering both comfort and practicality.



First Floor

To the first floor, a galleried landing provides access to a spacious study area, ideally positioned to take advantage of elevated, far-reaching views across the surrounding landscape. To the opposite side of the landing are two further spacious double bedrooms, offering excellent versatility as guest rooms, additional bedrooms, entertainment spaces or teenage accommodation.



Specifications

Entertainment Room

8.43m x 5.51m / 27' 8" x 18' 1"

Utility Room

3.86m x 2.39m / 12' 8" x 7' 10"

Sauna

1.6m x 1.91m / 5' 3" x 6' 3"

Gym

8.51m x 2.39m / 27' 11" x 7' 10"

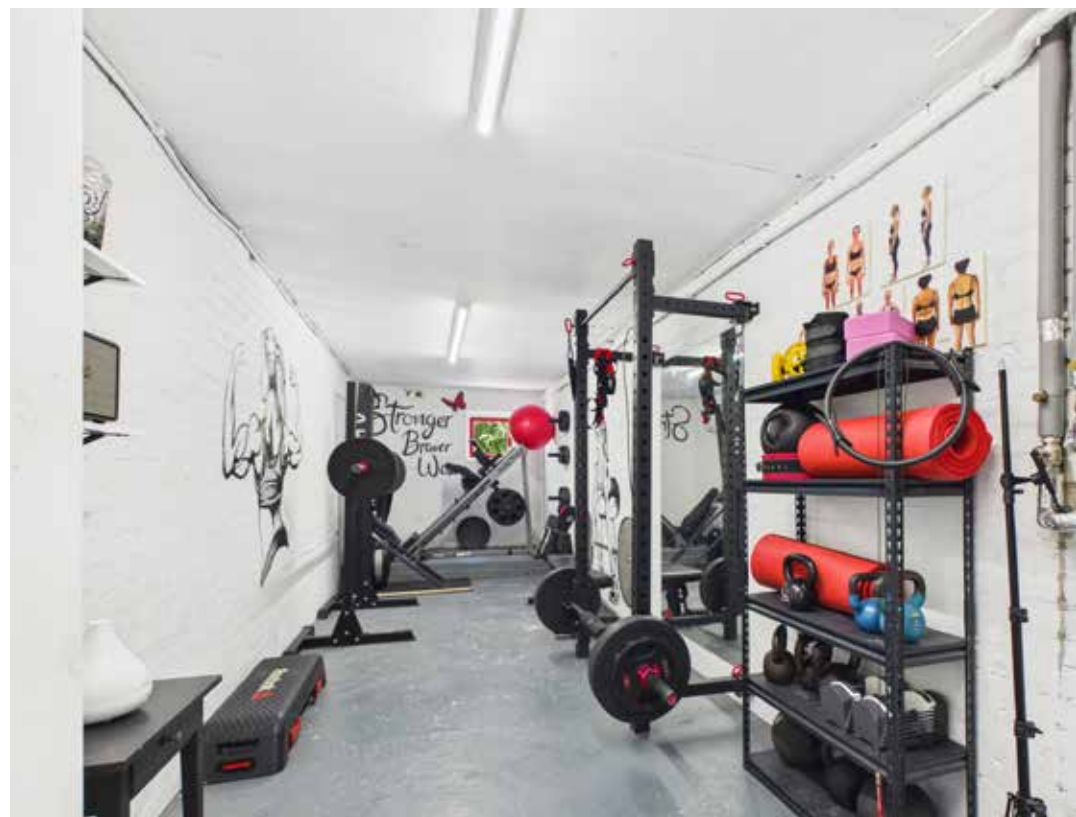
Detached Garage

5.97m x 5.69m / 19' 7" x 18' 8"

Lower Ground Floor

The lower ground floor provides extensive additional living and leisure space. This level includes a practical utility room with plumbing and appliance space, a separate shower room, and a sauna, creating a well-considered wellness area. In addition, there is a basement gym, which could equally be adapted as a workshop, studio, or creative workspace depending on requirements.









Outside

Externally, the property is approached via a gated sweeping driveway, providing ample off-road parking and access to a detached double garage.

The gardens are a standout feature, combining extensive lawns with mature planted borders, shrubs and trees. A pathway leads into adjoining woodland which borders Eaves Wood and extends to approximately 8 acres, offering a sense of privacy and natural seclusion.

Surrounding the property are beautifully established grounds, including an orchard and large grassed lawn and a charming stone bothy nestled within the trees.

Further enhancing the outdoor lifestyle on offer is a heated swimming pool with an attractive crazy-paved surround, providing an exceptional setting for both relaxation and entertaining in a private, landscaped environment.



Floorplan

High Ridge, 26 Wallings Lane, Silverdale, LA5 0RZ

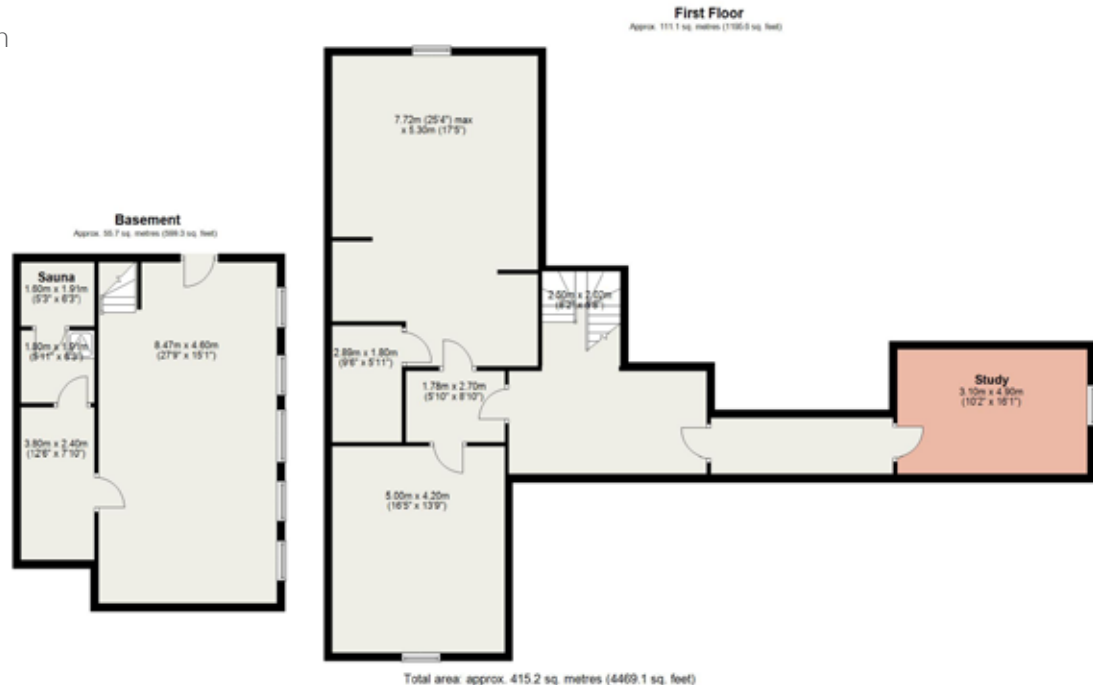
For identification only - not to scale

Directions:

Leave the center of Silverdale on Emesgate Lane, heading towards Arnside & turn left onto Park Road, which then becomes Cove Road.

Wallings Lane is the second turning on the right, off Cove Road. Proceed along this lane, keeping to your left, following the road round to the right, having passed several properties on the left.

High Ridge is at the top of the lane, through the black gates, on the left hand side.



Important Information

Parking:

Double Garage, Secured Gated Off Road Parking

Tenure:

Freehold (Vacant possession upon completion).

Council Tax Band:

Band G - Lancaster City Council.

Services:

Mains gas, water and electricity. Drainage via Septic Tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate:

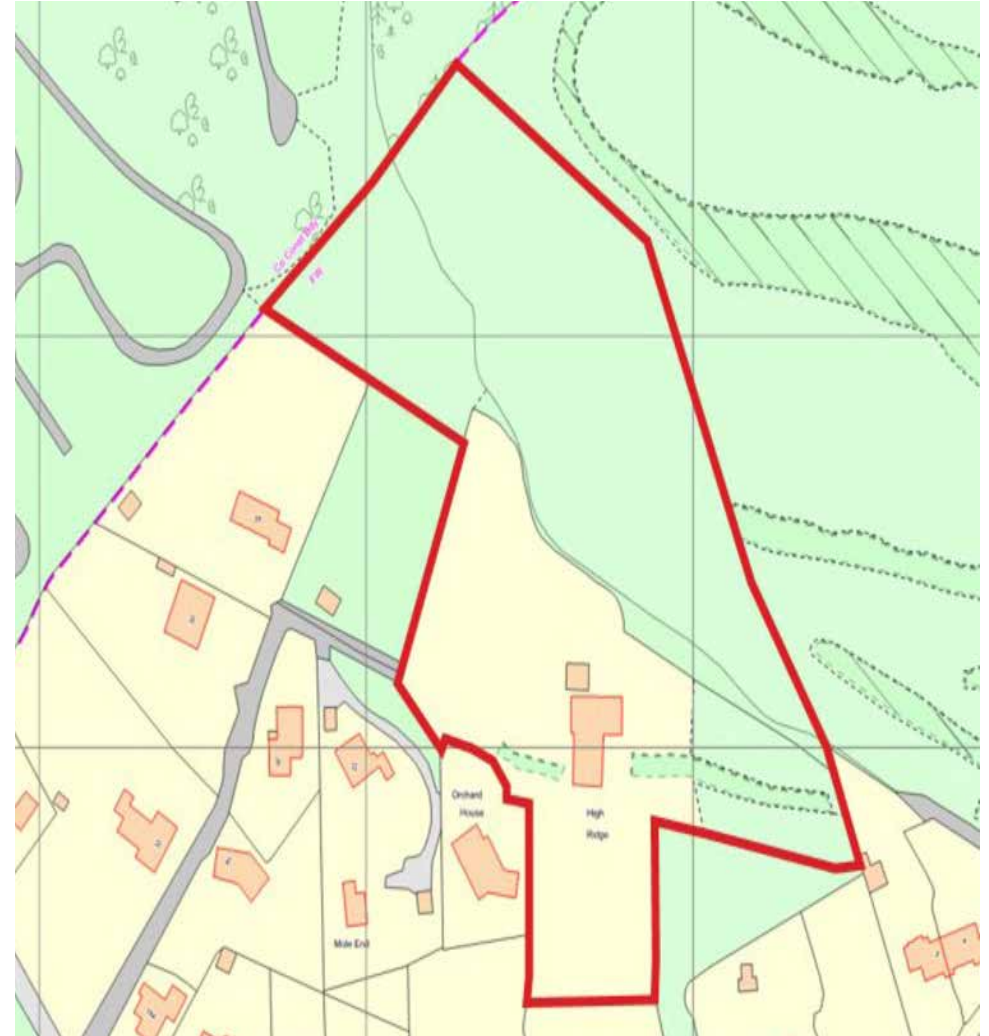
The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words:

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Broadband Speeds:

Ultrafast* broadband available



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