



## Shore Road

£350,000

10 Shore Cottages, Shore Road, Silverdale, Lancashire, LA5 0TS

Occupying an enviable shoreline position in the highly sought-after village of Silverdale, this charming three-bedroom cottage enjoys breathtaking, ever-changing far-reaching views across the coast.

Offering well-presented accommodation, a low-maintenance rear yard, and an exceptional setting, the property is ideally suited as either a permanent residence, a peaceful holiday retreat, or a holiday let investment opportunity.

### Quick Overview

- Three Bedroom Cottage
- Enviably Coastal Location
- No Onward Chain
- Stunning Far Reaching Views
- Ideal Permanent Home or Holiday Let Investment
- Low Maintenance Rear Yard
- Close to Amenities and Transportation Links
- Ultrafast\* Broadband Available



3



1



2



TBC



Ultrafast\*  
Broadband



On Street Parking

Property Reference: AR2695



Entrance Hallway



Dining Room



Dining Room



Kitchen

Positioned to the front of the property is the spacious living room, which enjoys exceptional far-reaching coastal views. The room is centred around an impressive stone-built fireplace extending across the width of the wall, incorporating display shelving, arched openings to the chimney recesses, and an internal feature window overlooking the dining room.

The dining room offers a cosy and characterful space, featuring a stone fireplace, ample room for a family dining table and chairs, an understairs storage cupboard, and a separate door providing access to the cellar.

Located to the rear of the property, the kitchen is fitted with a range of wall and base units with work surfaces over, complemented by a stainless steel sink and drainer and tiled splashbacks. Integrated appliances include a Hotpoint electric oven and electric hob with extractor hood above, while there is also space for an upright fridge freezer. A door provides direct access to the rear yard.

To the first floor, the landing leads to the family bathroom, which is fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin, WC, and a useful storage cupboard.

The property offers three bedrooms in total, including two doubles and a single bedroom. Bedrooms One and Three are situated at the front of the property and benefit from outstanding coastal views stretching across the surrounding landscape.

Externally, the enclosed rear yard is predominantly gravelled for ease of maintenance and provides an ideal space for outdoor seating and entertaining. Gates to the rear provide a right of access beyond the property.



Living Room



Kitchen



Bedroom One



Bedroom Three



Bathroom

### Accommodation (with approximate dimensions)

Living Room 11' 9" x 15' 1" (3.58m x 4.6m)

Dining Room 8' 1" x 14' 2" (2.46m x 4.32m)

Kitchen 9' 11" x 7' 10" (3.02m x 2.39m)

Bedroom One 12' 6" x 8' 4" (3.81m x 2.54m)

Bedroom Two 8' 0" x 11' 0" (2.44m x 3.35m)

Bedroom Three 8' 4" x 8' 8" (2.54m x 2.64m)

Bathroom 7' 6" x 7' 9" (2.29m x 2.36m)

### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax Band** Lancaster City Council previously a C. Rateable value £2,250.

**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.

**Directions** From the Arnside Office proceed up Silverdale Road passing the Albion on the left and head out of Arnside to Silverdale. As you enter Silverdale you will pass Holgates Caravan Park on the left, continue on the road till you reach the end, turn right onto Emesgate Lane and continue through Silverdale Village. At the sharp bend turn right onto Shore Road and continue down to the shore and number 10 is the third cottage along.

**What3Words** ///excavated.pigment.solves



Bay Views



Rear Yard



Rear Elevation

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# Meet the Team

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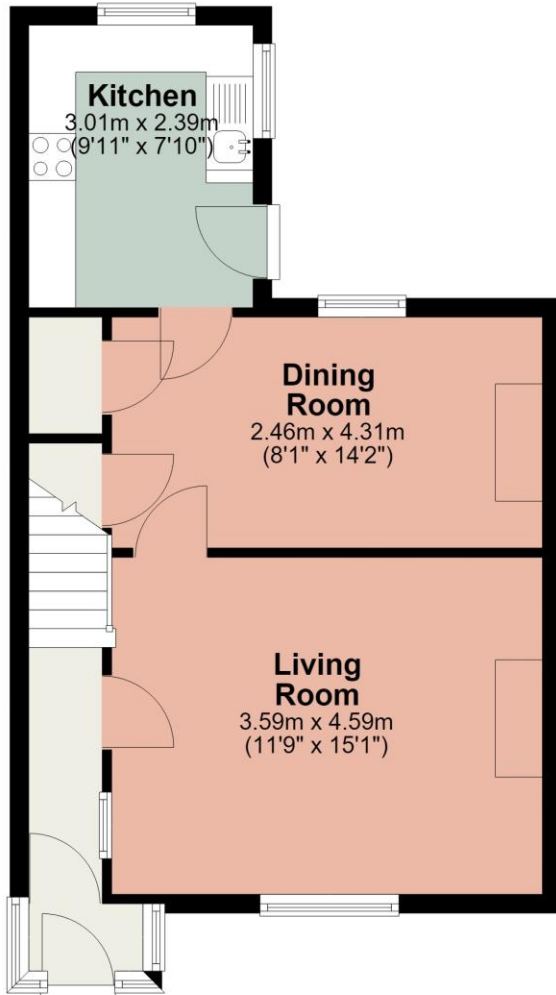


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## Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

**10 Shore Cottages, Shore Road, Silverdale**

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