



The Orchard  
113 Hest Bank Lane  
Slyne  
Lancaster  
LA2 6AH









Sit upon a generous plot extending to 0.46 acres OTA, this exceptionally spacious detached home offers a unique blend of period features and generous living, with No Chain. This impressive home in the charming village of Slyne, boasts four reception rooms and three well-proportioned bedrooms, ensuring space and comfort for family and guests alike.

For those with a penchant for vehicles, the property features a double garage and off-road parking for up to six vehicles, making it ideal for families or those who enjoy hosting. Additionally, the numerous outbuildings include a luxurious hot tub, providing a perfect retreat for unwinding after a long day. This splendid blank canvas provides the perfect backdrop for creating a truly wonderful family home, in a desirable location.



## Inside The Home

Entering this incredibly spacious home, a grand Entrance awaits. This light and bright reception room provides access to the main living areas of this family home. To the right, a generous Living Room can be found, centred around a multi-fuel stove. With large UPVC double glazed windows allowing ample natural light to radiate through. Proceeding through the ground floor, a spacious open plan Dining Kitchen area can be found centred around a second multi-fuel stove, which feeds a rear back boiler adding to the efficiency of this home. Attractive period features such as ornate fire surrounds as showcased in the Dining Room, give this home subtle hints of splendour.

The modern Kitchen area is fitted with a range of wall and base units with complementary worktops and a handy breakfast bar area. Integrated appliances include a four ring hob, with extractor above, a high-rise double oven, a fridge and a dishwasher. A handy walk in pantry area provides practical storage solutions, perfect for those who love to cook and bake. Seamlessly flowing from the Dining Area, a large Garden Room can be found to the rear of property which was constructed in July 2018. With the added bonus of a large orangery style roof light and open views across the rear lawns, sit back and admire the ever changing seasons unfold from the comfort of your armchair.

Sitting centrally in this remarkable home, a four piece bathroom suite can be found, servicing two ground floor double bedrooms, with a spacious third Bedroom located on the first floor. With ample built in storage and a walk in dressing room, a second Bathroom suite can be found as well as a versatile reception room, perfect for those seeking a work from home office space or simply a hobby room.

Located to the rear, a handy Utility Room can be found, once more providing even more storage for this striking family home. With a range of wall and base units, there is ample space for additional appliances such as a freezer.

Providing the perfect foundations to create a sizeable home in a popular village location, this charming home will appeal to many including families and those wishing to purchase a manageable, yet spacious home with No Chain.

## Let's Take A Closer Look At The Area

Situated in the historic village of Slyne, neighbouring villages such as Bolton Le Sands and Hest Bank which hug the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village shared with Slyne, as well as a highly regarded primary school and access to local high schools via an excellent public transport. With two public houses, restaurants and a charming tea room, with a convenience store located close by. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with the market town of Carnforth providing access to a train station linking you to the West Coast Mainline.







## Let's Step Outside

Occupying a large plot of approximately 0.46 acres OTA, The Orchard is located in the sought after village of Slyne. Discreetly positioned behind privacy fencing, a sweeping driveway provides ample off road parking, as well as access to a double garage with light and power. The front and side of the home, laid to lawn gardens wrap around this stunning home, with decorative planted borders to frame. To the rear, a truly incredible laid to lawn garden

continues, with a range of mature shrubs, hedging and planted borders. With ample space for outdoor entertaining such as alfresco dining and relaxation. Included in the sale, an luxurious hot tub can be found perfectly placed in a summer house. Whilst the structure requires TLC, the hot tub provides an excellent relaxation space. A large greenhouse of glass and brick construction can be found, as well as handy workshop located to the rear of this substantial plot.

## Services

The property is fitted with gas central heating system with a back boiler located to the rear of the multi-fuel stove in the Dining Room. The property also serviced by 16 PV solar panels located on the front roof of this home and benefits from a feed in tariff payment. A further two solar panels are located on the side of the property which link directly into the hot water heating system. With mains electric, mains water and mains drainage.



## Tenure

The property is Freehold. Title number: LA598595.

## Council Tax

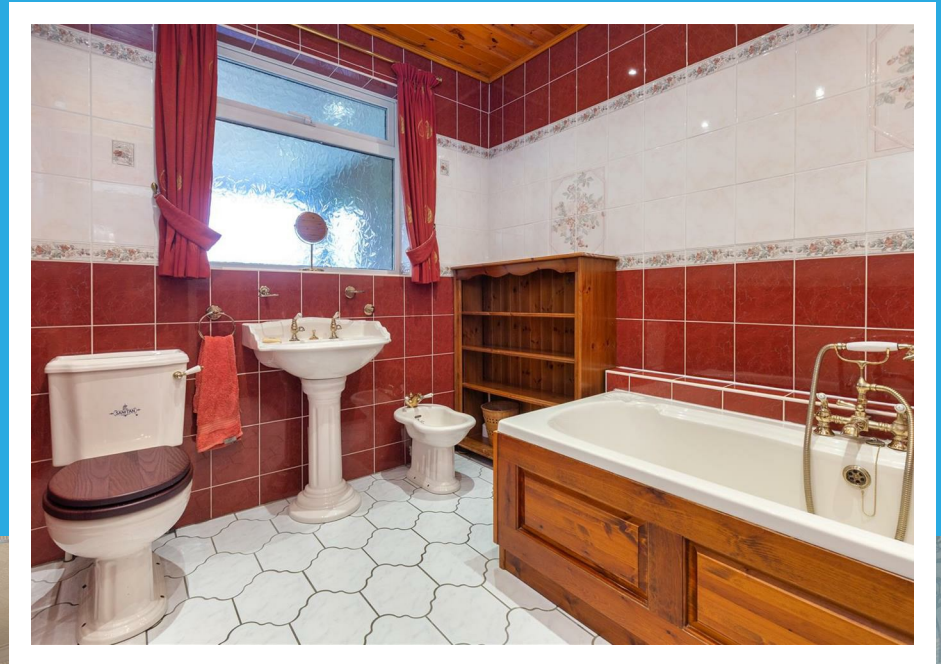
This home is Band E under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

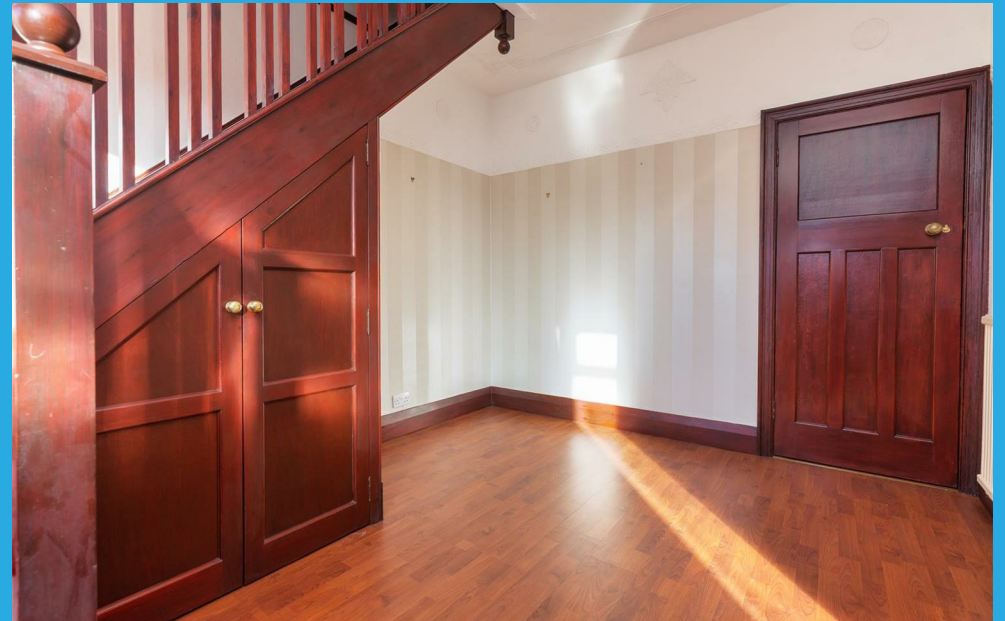
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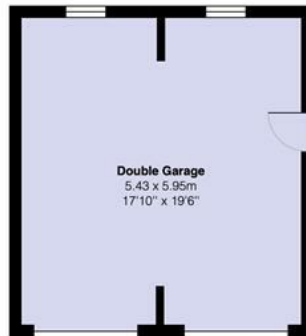
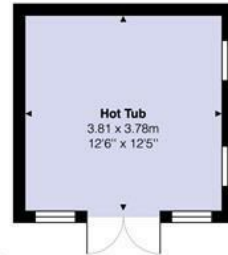
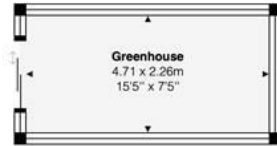
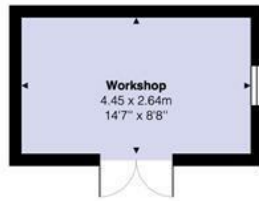












Total Area: 249.7 m² ... 2688 ft²

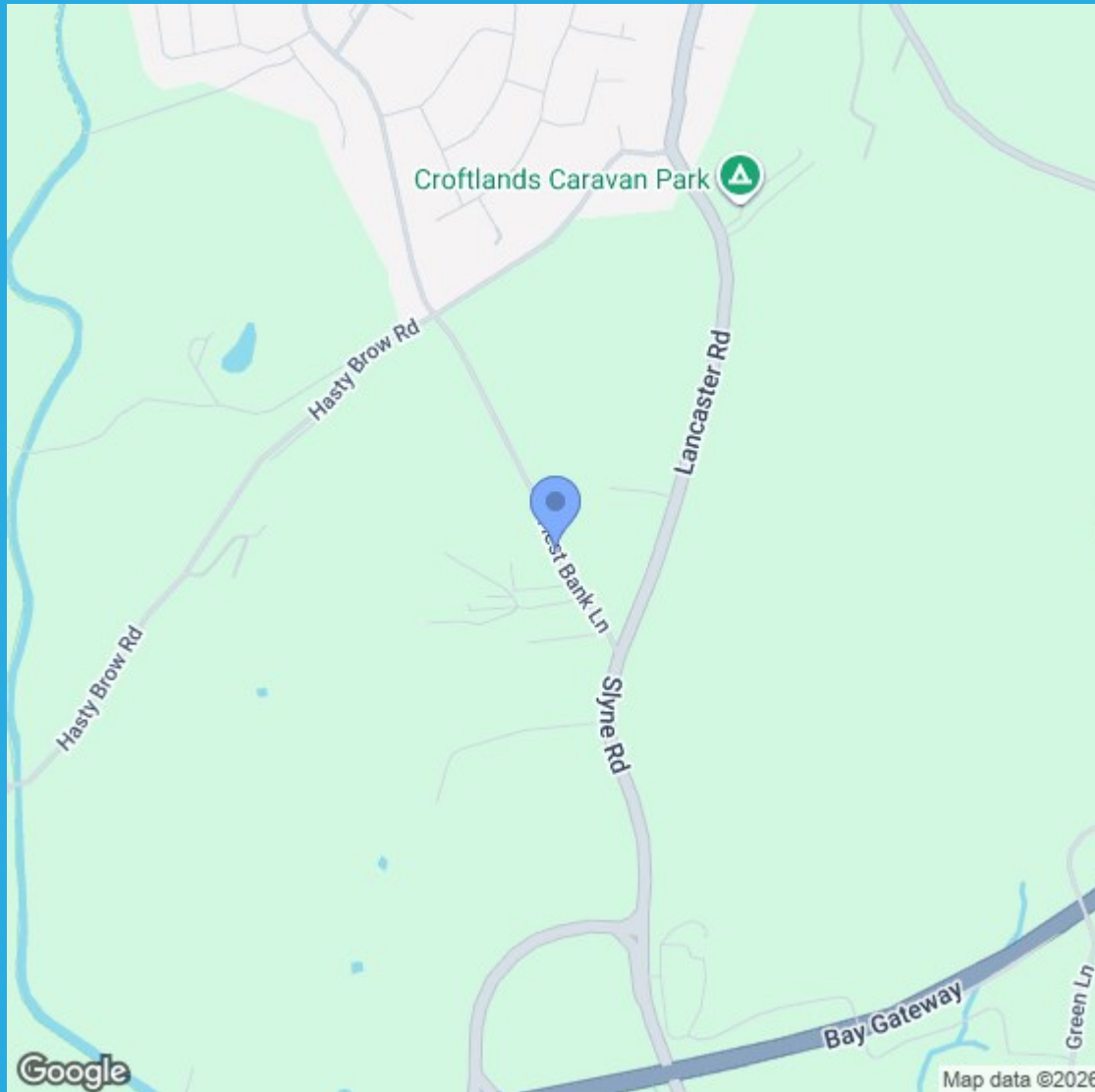






## Directions

Travel north on the A6 towards the village of Slyne, with the historic city of Lancaster behind you. Take the first left turning after passing the M6 bay gateway, onto Hest Bank Lane. The property is located a short way along on the right hand side.





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