



39a Lindeth Road







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39a Lindeth Road, Silverdale, LA5 0TX

An exceptional architect-designed detached home, immaculately presented throughout and offering four spacious bedrooms and three bathrooms, situated in the highly desirable village of Silverdale.

The property provides ample off-road parking and a superb open-plan kitchen, living and dining area, ideal for modern living and entertaining, along with a separate utility room and pantry. The impressive principal suite features a dressing room and en suite facilities. Outside, the gardens are thoughtfully designed with limestone paving, patio areas and woodland aspects, creating a private and peaceful setting within an Area of Outstanding Natural Beauty.

Quick Overview

- Substantial Four Bedroom Detached Home
- Beautifully Presented Throughout
- Spacious Open Plan Living / Dining / Kitchen
- Peaceful Location
- Principal Bedroom with Ensuite & Dressing Area
- Separate Utility Room with Pantry
- Driveway with Ample Parking & Turning Circle
- Garden with Woodland and Patio Area
- Within an Area of Outstanding Natural Beauty
- Ultrafast* Broadband Available







Stunning Location

Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Emesgate Lane, with a well regarded primary school, two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs.

The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.



Welcome

Upon entering 39A Lindeth Road, you are welcomed by a generous entrance porch, thoughtfully designed with built-in storage cupboards and sleek sliding doors that open into a spacious and inviting entrance hall, setting the tone for the rest of this beautifully presented home.

To the left, the converted garage provides a highly versatile single room, currently utilised as a home office. This well-lit space benefits from a Velux window, fitted office furniture, and additional cupboard storage, making it ideal for remote working or adaptable for a variety of uses.

Further along the hallway, the downstairs cloakroom is stylishly appointed, featuring a bright and contemporary design with a concealed cistern WC, wall-hung wash basin, and a useful built-in storage cupboard.









Principal Bedroom Suite

Positioned to the rear of the property is the impressive principal bedroom suite, a beautifully presented and generously proportioned retreat. It boasts fitted wardrobes and a luxurious four-piece en suite comprising a bath, separate shower enclosure, concealed cistern WC, wall-mounted wash basin, ladder style heated towel rail, and decorative tiling.

The suite is further enhanced by a dedicated dressing area, complete with bespoke fitted furniture including drawers, a dressing table, and shelving.

Specifications

Bedroom One

3.45m x 4.65m / 11' 4" x 15' 13"

Bedroom One Ensuite

3.56m x 1.68m / 11' 8" x 5' 6"

Bedroom One Dressing Room

3.56m x 1.68m / 11' 8" x 5' 6"



Relax & Unwind

The heart of the home is the stunning open-plan kitchen, dining, and living space—perfectly designed for modern family living and entertaining.

The living area is flooded with natural light from full-length windows overlooking the front of the property and features a stylish open multifuel fireplace.

The dining area comfortably accommodates a large table and chairs, while overhead Velux windows enhance the bright and airy atmosphere throughout.

Specifications

Open Plan Kitchen / Living Room
4.55m x 10.82m / 14' 11" x 35' 6"

Utility Room
4.32m x 1.68m / 14' 2" x 5' 7"

Home Office
3.45m x 1.98m / 11' 4" x 6' 6"







Wine and Dine

The contemporary kitchen is fitted with a comprehensive range of wall and base units, complemented by quality work surfaces and a breakfast bar. Integrated appliances include a Neff five-ring induction hob with an Elica extractor hood, a Neff eye-level oven with separate grill, and an inset stainless steel sink with Quooker tap.

Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Sliding doors lead to a well-equipped utility room, offering space and plumbing for a washing machine and tumble dryer, additional room for a separate fridge and freezer, base units with worktops, a wine fridge, and ample shelving providing excellent pantry storage.



First Floor

A staircase with an elegant glazed balustrade rises to the first floor, where the landing forms an open, glazed balcony, enhanced by Velux windows and a convenient storage cupboard.

Bedroom two, overlooking the rear garden, is a beautifully presented double room with its own en suite shower room, complete with a shower enclosure, contemporary tiling, wall-hung basin, and concealed cistern WC.

Bedroom three is also a double room, with some restricted head height, while bedroom four currently arranged as a snug-offers flexibility as a playroom, study, or additional bedroom, benefitting from twin Velux windows.

The family bathroom is well-appointed, featuring a Velux window, useful eaves storage, a P-shaped bath with shower over, WC, wall-hung wash basin, ladder-style heated towel rail, and modern tiling.









Outside

Externally, the property continues to impress. To the front, a spacious driveway provides ample off-road parking along with a convenient turning circle.

The rear garden is attractively landscaped, offering a patio seating area with steps leading to a summerhouse and garden shed. Limestone paving, rockeries, woodland borders, and vibrant planting combine to create a peaceful and visually appealing outdoor space.

Immaculately presented throughout, 39a Lindeth Road has been thoughtfully designed to provide bright, spacious, and versatile accommodation, perfectly suited to modern living.

Floorplan

39a Lindeth Road, Silverdale, LA5 0

For identification only - not to scale

Directions:

From the Hackney & Leigh Carnforth Office head over the railway bridge out of Carnforth and follow into Warton.

Take the left turning onto Sand Lane and follow this road for approximately 2 ½ miles. At the junction bear left onto Slackwood Lane, which becomes Stankelt Road.

Continue along Stankelt Road until you come to a ninety degree right hand bend, take a left turn off this bend, this road then becomes Lindeth Road.

Lindeth road will bear to the left and then you will come to a fork, take the left at the fork to continue along Lindeth Road.

You will then pass a road on your left called Lindeth Close, where the property is positioned on the right hand side and can be located by our for sale board.



Total area: approx. 206.9 sq. metres (2227.3 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.

Important Information

Parking:

Off Road Parking with turning circle.

Tenure:

Freehold (Vacant possession upon completion).

Council Tax Band:

Band F - Lancaster City Council.

Services:

Mains gas, water and electricity. Drainage is via a septic tank, shared with one other property and located within the neighbouring grounds of 39 Lindeth Road, last serviced 27/03/2025.

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:

///brothers.eventful.losing

Broadband Speeds:

B4RN Ultrafast broadband available



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Viewings

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To view contact our Arnside office:

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