



## Carnforth

£565,000

Summerlands, 19 Crag Bank Road, Carnforth, Lancashire, LA5 9EH

Summerlands is an elegant and beautifully presented detached family residence, offering generous, well-balanced accommodation and an exceptional level of comfort throughout. Positioned within the highly desirable area of Crag Bank, this impressive home combines timeless character with refined modern living, set within impeccably maintained grounds and benefitting from a large detached garage and extensive private parking.

Crag Bank is a charming and well-regarded location, offering a peaceful setting surrounded by attractive countryside while still benefiting from convenient access to local amenities and transport links. It provides an ideal balance of rural tranquility and everyday practicality, making it a desirable place to call home.

### Quick Overview

Superb Detached Family Home

Immaculately appointed

Three Double Bedrooms

Situated on a Generous Plot

Large Detached Garage

Parking for Several Cars

Enclosed Secure rear Garden

Beautiful Blend of Original Period Features and

Refined Modern Finishes

No Onward Chain

Ultrafast Broadband Available\*



3



2



3



D



Ultrafast  
Broadband



Ample Off Road  
Parking

Property Reference: C2613



Entrance Hall

A welcoming entrance porch provides the perfect transition into the home, ideal for family life and outdoor pursuits. This leads into a spacious and inviting entrance hall, complete with staircase to the first floor and practical under-stairs storage.

To the left, the formal living room is a truly luxurious yet cozy retreat. Bathed in natural light, the room showcases a wealth of original features, including stripped wooden floorboards, picture rails, and ornate ceiling cornicing. A striking wood-burning stove set on a stone hearth creates a warm focal point, perfect for relaxed family evenings or entertaining guests during the winter months.



Living Room

Continuing through the home, the sitting and dining room offers an impressive and versatile family space. Exposed beams, a further wood burner, and a charming period cupboard add depth and character, while French doors open seamlessly into the conservatory-a tranquil sun-filled room ideal for family relaxation, reading, or hosting. From here, doors lead directly onto a raised terrace, perfectly suited for alfresco dining and summer gatherings.

The kitchen is both stylish and functional, designed with family living in mind. Fitted with a range of carefully crafted wall and base units, including elegant curved cabinetry, the kitchen is finished with complementary work surfaces and tiled splash backs. Integrated appliances include Bosch oven, hob and dishwasher. Adjacent is a utility room and downstairs WC, which could easily be converted into a shower room if desired-adding further flexibility for busy family life.



Sitting Room

To the first floor, the property offers three generously proportioned double bedrooms, each thoughtfully arranged. The principal bedroom enjoys a peaceful rear aspect, while bedroom two overlooks the front. Bedroom three benefits from delightful views towards Morecambe Bay, making it an ideal child's bedroom, guest room, or home office. The luxurious family bathroom is fitted with a walk-in shower, vanity wash basin, and low-level WC.

Externally, Summerlands continues to excel. A substantial detached garage fitted with worktops, Belfast sink and complete with water supply and utility space and has an electric up and over door. The property is complemented by extensive private parking for multiple vehicles, spread across the two driveways, perfect for families and visiting guests alike. The front garden features raised planters and mature, well-established borders, creating an immediate sense of quality and kerb appeal. To the rear, a raised terrace flows effortlessly from the conservatory, with steps leading down to a beautifully manicured lawn surrounded by thoughtfully planted borders-an idyllic and secure space for children to play and for family entertaining.



Kitchen



Kitchen



Conservatory



Utility Room



Bedroom Three



Bedroom Two



Bathroom

This is a truly special family home, offering space, elegance, and lifestyle in equal measure. Rarely available in such a prime location, early viewing is strongly advised to fully appreciate everything Summerlands has to offer.

#### Accommodation (with approximate dimensions)

##### Porch

Entrance Hall 10' 9" x 4' 5" (3.28m x 1.35m)

Living Room 11' 11" x 13' 4" (3.63m x 4.06m)

Sitting/Dining Room 12' 9" x 26' 2" (3.89m x 7.98m)

Utility Room 5' x 5' 11" (1.52m x 1.8m)

Kitchen 14' 8" x 12' 11" (4.47m x 3.94m)

Sunroom 10' 7" x 10' 9" (3.23m x 3.28m)

First Floor Landing 10' 8" x 3' 0" (3.25m x 0.91m)

Bedroom One 12' 7" x 13' 5" (3.84m x 4.09m)

Bedroom Two 11' 11" x 13' 5" (3.63m x 4.09m)

Bedroom Three 9' 4" x 13' 2" (2.84m x 4.01m)

Garage 26' 3" x 13' 3" (8m x 4.04m)

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band F - Lancaster City Council.

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

Directions From the Hackney & Leigh office leave Carnforth on Lancaster Road heading south. On approaching the mini-roundabout turn right onto Longfield Drive, then, at the bend, turn left onto Crag Bank Road. The property can be found a short way along on the right

What3Words ///emulating.indicates.tablets

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Gardens



Gardens



Ordnance Survey 00504986

Request a Viewing Online or Call 01524 737727

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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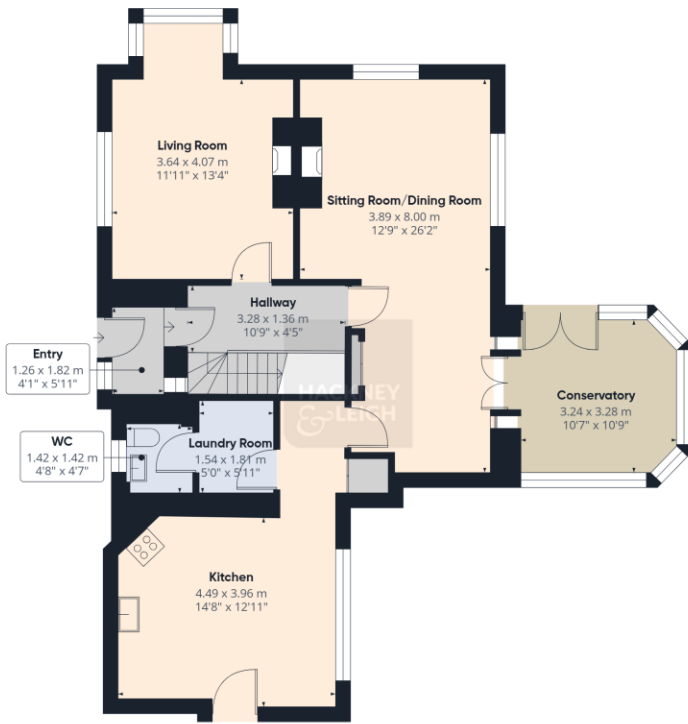


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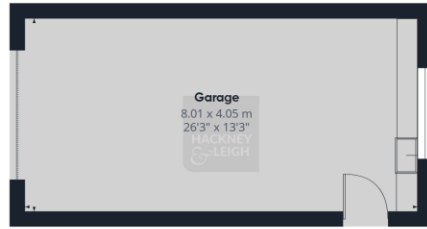
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
170.6 m<sup>2</sup>  
1838 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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