



# Slyne

£375,000

April Cottage, 138 Main Road, Slyne, Lancaster, LA2 6BD

A fantastic opportunity to acquire a delightful period cottage, located in the sought-after village of Slyne. April Cottage is suitable for an array of buyers; whether you are looking to take the next step with your family or seeking to downsize without compromise, the generous living accommodation and well-appointed bedrooms provide the perfect balance of character, comfort and practicality.

## Quick Overview

Well Presented Period Cottage  
 Two Double Bedrooms & Further Single  
 Generous Living Areas  
 Suitable for a Range of Buyers  
 Charming Features Throughout  
 Sought After Village Location  
 Close to Local Amenities  
 Excellent Transport Links  
 Private Off Road Parking  
 Ultrafast Broadband Available\*



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Ultrafast  
Broadband

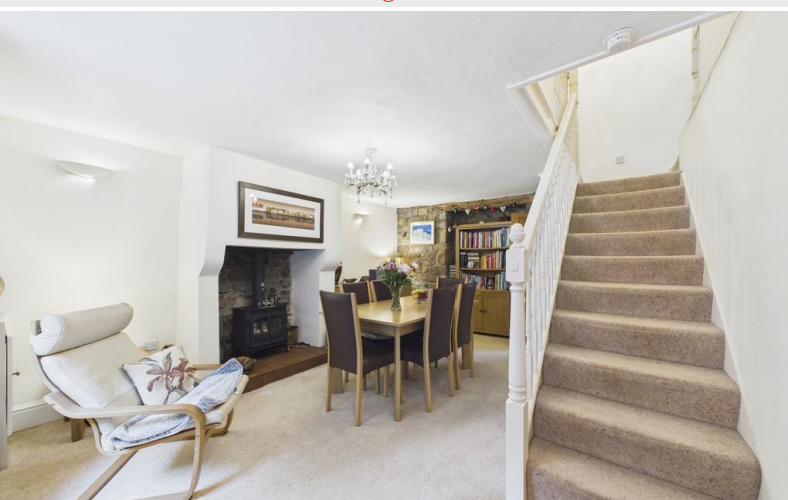


Off Street  
Parking

Property Reference: C2677



Dining Room



Dining Room



Living room



Living room

Slyne is a highly desirable village situated to the north of Lancaster, offering an excellent balance of rural charm and everyday convenience. Surrounded by beautiful Lancashire countryside and within easy reach of the coastline at Morecambe Bay, the village benefits from a strong sense of community, a well-regarded primary school, local amenities and popular village pubs. Excellent transport links, including easy access to the M6 and Lancaster city centre, make Slyne an ideal location for commuters whilst retaining the peaceful atmosphere of village life.

Upon entering the property, you are welcomed directly into the living accommodation. The wrap-around layout is ideal for busy family life or those seeking an effortless flow between living spaces. The dining room is the first to greet you, a cosy yet generously proportioned space featuring a front-aspect window and a fireplace with multi fuel stove and an feature exposed stone wall, creating the perfect setting for family meals and entertaining alike.

Walking through the cottage, also positioned towards the front of the property, the living room offers a second reception space and a warm, inviting retreat in which to relax and unwind. Dual aspect windows and feature fireplace with wood-burning stove and exposed stone enhance the room's character and charm.

Continuing through the ground floor, the kitchen forms the heart of the home. Fitted with a range of wall and base units with complimentary granite work surfaces. Integrated Neff appliances include a four-ring gas hob, multi function oven, built in microwave, slimline dishwasher and a larder fridge with a 1.5 bowl sink built into the worktop. Character continues to shine through the kitchen with further exposed stone wall. A large window overlooks the garden and enjoys far reaching views over to the Lakeland Hills while a barn style door provides direct access to the outside space. Adjacent to the kitchen, the utility room offers space for a washing machine/tumble dryer and freezer, this room also houses the boiler. A convenient downstairs WC completes the ground floor accommodation.



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

To the first floor, the principal bedroom is a generous double featuring dual-aspect windows, a charming window seat and exposed beams that further enhance the cottage's character. Bedroom two is another comfortable double with a front-aspect window, built-in storage and exposed beams, while bedroom three is a well-proportioned single bedroom enjoying views over the rear garden and towards Morecambe Bay, currently used as a dressing room this is a versatile space that could make a great home office or hobby room. The family bathroom is fitted with a freestanding roll top bath, separate shower enclosure, wash hand basin and WC, complemented by a ladder-style heated towel rail.

Externally, the property enjoys a private paved rear walled garden bordered by mature trees and established planting. Providing a peaceful and low-maintenance outdoor space, it is perfect for al fresco dining, entertaining guests or simply relaxing with a good book.

#### Accommodation (with approximate dimensions)

Dining Room 16' 5" x 12' 10" (5m x 3.91m)

Living Room 12' 2" x 14' 5" (3.71m x 4.39m)

Kitchen 11' 10" x 8' 2" (3.61m x 2.49m)

Utility 4' 3" x 6' 7" (1.3m x 2.01m)

#### First Floor

Bedroom One 14' 3" x 14' 1" (4.34m x 4.29m)

Bedroom Two 6' 11" x 13' 1" (2.11m x 3.99m)

Bedroom Three 9' 6" x 6' 7" (2.9m x 2.01m)

#### Bathroom

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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



Bathroom



Garden



Garden



Garden



**Directions** From Hackney & Leigh Carnforth, continue up market street, turn right onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, bear left and continue towards Slyne for approximately 1 mile where April Cottage is on your right.

**What3Words** ///breeze.assembles.boasted

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

## Meet the Team

### Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

[laurahizzard@hackney-leigh.co.uk](mailto:laurahizzard@hackney-leigh.co.uk)



### Imogen Milliard

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Beth Woods

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



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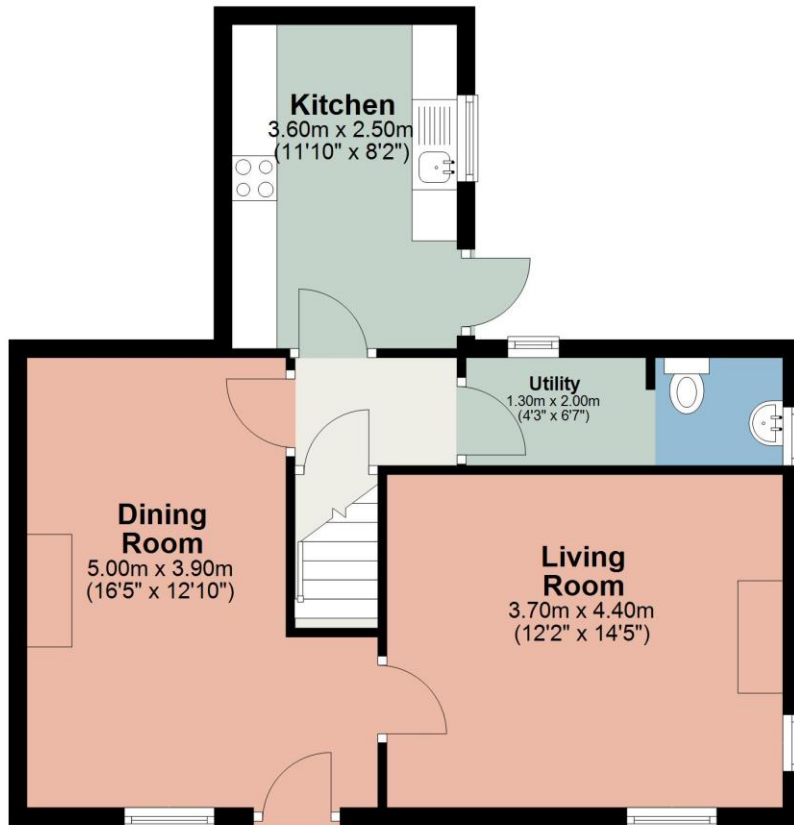


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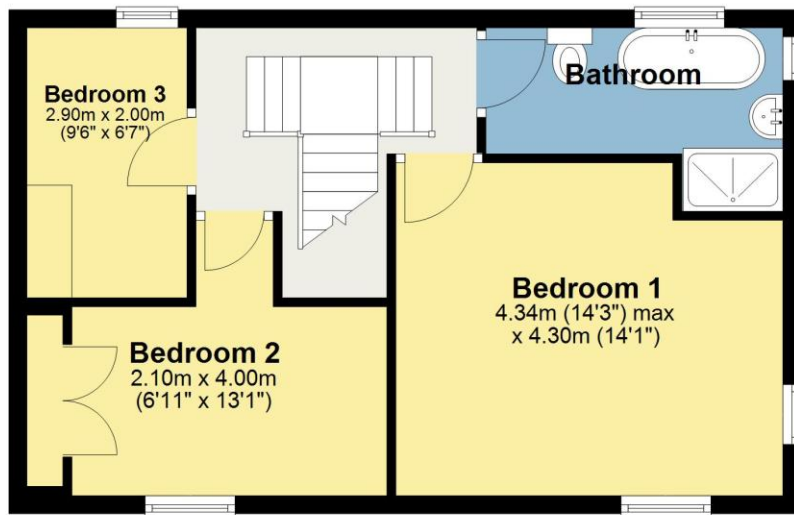
## Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 100.1 sq. metres (1077.8 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.

**April Cottage 138 Main Road, Slyne**

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