



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

51 The Row - Silverdale





Features

- 4 bedroom detached property
- Versatile and spacious living accommodation
- Packed full of original features
- Generous surrounding gardens
- Driveway and garage
- Located in a desirable location with elevated views of the countryside

A wonderful opportunity to acquire a charming 4 bedroom detached home in the sought-after village of Silverdale. This delightful home offers spacious and versatile living, ideal for those seeking a tranquil countryside lifestyle. The ground floor welcomes you with a bright and inviting hallway, leading into a generously proportioned kitchen/diner that enjoys views of both the front and rear gardens and offers direct access to a utility room. The charming living room features a traditional stone fireplace and benefits from a dual aspect, showcasing beautiful views of the surrounding countryside. A garden room to the side of the property has been cleverly divided to create a dedicated home office, perfect for remote working. A practical downstairs shower room, additional storage throughout, and an extra external entrance add further convenience. Upstairs, the property boasts 4 bedrooms - the main bedroom benefits from

built-in storage and an en-suite shower room, while the remaining rooms are served by a family bathroom complete with a built-in storage cupboard. Externally, the home is surrounded by mature, well-tended gardens that offer open views across the rolling countryside and fields beyond. The grounds also include an outbuilding, a large garage, and a private driveway with parking for 3 vehicles. A public footpath directly across the lane leads you on a scenic walk through the fields to the heart of Silverdale village, adding to the property's rural charm and convenience. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village boasts more facilities than most including; a convenience store- newsagents and Post Office, library, butchers, doctors surgery and pharmacy, a local art gallery with cafe, several

local pubs and cafes and a primary school rated GOOD by OFSTED. The vibrant community offers many clubs and societies for all ages with the village hall and institute providing a wide range of events. There is a recreational park and playground- regular film nights and the annual 'Silverdale and Arnside Art Trail' - a wonderful display of work from local artists, photographers and designers. Transport links from the village include a train station, a regular bus service and the M6 motorway is a 10 minute drive away. Walking through the village you find a crown green bowling club, cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village centre and there are numerous walks locally around this beautiful area. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by.



GROUND FLOOR

Kitchen/ dining - A spacious and inviting family kitchen featuring classic farmhouse style wooden base and wall units, complemented by light worktops and tiled finishes. Integrated appliances include an AGA and a mini cooker with grill, oven, and hob, along with space for a freestanding microwave and tall fridge/freezer. The sink enjoys views over the rear garden, while a peninsula subtly separates the kitchen from the dining area. The generously sized dining space can comfortably accommodate a large table and is enhanced by elegant parquet flooring and dual windows that offer picturesque views of the front garden and countryside beyond. A fantastic space for entertaining and enjoying time with family and friends.

Living room - A spacious and bright living room, featuring a striking original stone fireplace with a cosy log burner and an elegant internal glass window. Dual aspect windows, each with charming window seats, provide the perfect spot to enjoy picturesque views of the surrounding countryside. This welcoming room is ideal for relaxing evenings or gathering with family and friends and offers seamless access to the garden room.

Garden room - A stunning extension of the home, this bright and airy garden room offers panoramic views of the garden and surrounding countryside. The vaulted ceiling enhances the sense of space, while a patio door opens out directly onto an inviting seating area. A half wall subtly separates the space, leading up to a raised area currently used as a home office overlooking the garden.

Utility room - Situated just off the kitchen with its own external access, this practical utility room features a range of base and wall units along with a sink. There is ample space for a freestanding washing machine and fridge/freezer. Windows overlook the front and side gardens allowing natural light to brighten the space.





Shower room - A convenient ground-floor shower room, complete with a built-in shower cubicle fitted with an electric shower, a sink, and W/C, finished with neutral tiling.

FIRST FLOOR

Bedroom 1 - A bright and generously sized double bedroom boasting a range of built-in wardrobes and a walk-in cupboard, offering excellent storage. A large picture window provides elevated views over the front garden and surrounding countryside, while an additional side window brings in more natural light and overlooks the side garden.

En-suite - Accessed from the master bedroom, this en-suite includes a shower cubicle with a mains fed shower, a W/C, and a hand basin set within a vanity unit offering useful storage. A window overlooking the rear garden fills the space with natural light.

Bedroom 2 - This bright double bedroom retains its original charm with classic dado and picture rails, and features a charming window seat that offers delightful views over the front garden to the countryside beyond.

Bedroom 3 - This bright double bedroom offers lovely views over the front garden and rolling countryside beyond, with a charming window seat that adds both character and comfort. Period features such as a dado rail, picture rail, and an original fitted wardrobe enhance the room's charm while providing practical storage.

Bedroom 4 - A well-proportioned single bedroom offering delightful views of the rear garden.

Bathroom - Featuring a bath with a shower attachment, a W.C., and a hand basin with a neutral tiled splashback. A window allows natural light to flood the space, while a built-in storage cupboard helps keep the room tidy and clutter-free.

Externally

Entering through a decorative iron gate, a welcoming path leads you up to the front door, flanked by mature borders that bring vibrant colour and texture to the approach. Wrapping around the home, the beautifully maintained country garden features a generous lawn surrounded by established planting and mature trees, creating a peaceful and picturesque setting. Two patio areas offer ideal spots to relax and take in the tranquil garden and far-reaching countryside views. The garden also includes a greenhouse and a private driveway with space for up to three vehicles. At the rear, the lawn continues, framed by lush foliage and seasonal blooms. On the opposite side of the property, a secluded seating area leads down to a charming allotment space, perfect for growing your own produce and enjoying the full country garden experience.

Garage - A spacious detached garage with an up-and-over door, complete with power and windows that fill the space with natural light. Ideal for use as a workshop, storage area, or versatile hobby space.

Outbuilding - This charming, traditional stone-built outbuilding is currently used as a wood store and features power and a window that allows for natural light.

Useful Information

Tenure - Freehold.

Council tax band - E.

Local authority - Lancaster City Council.

Drainage - Shared sewage treatment plant- biodigester.

Heating - Gas.

Internet provider- B4RN- ultrafast 1Gbps full fibre broadband

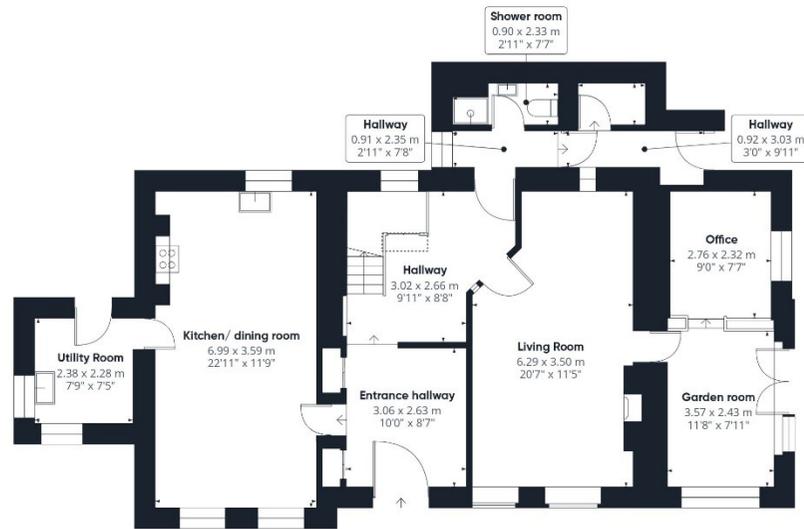
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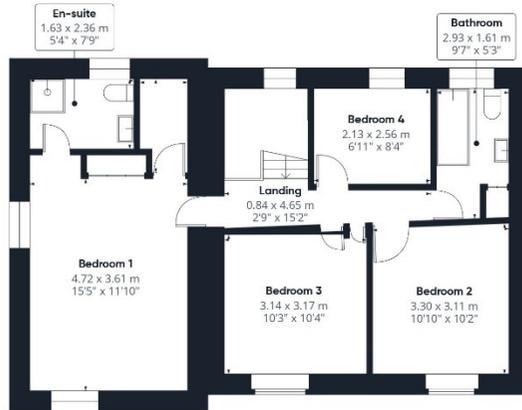
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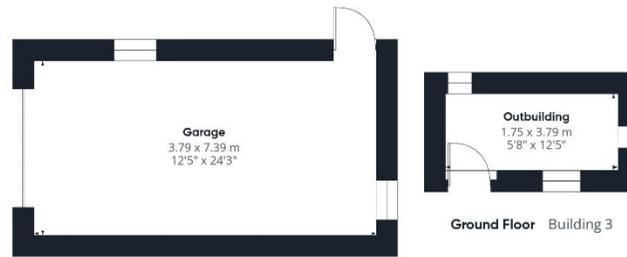
51 The Row - Silverdale



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3



Approximate total area⁽¹⁾

191.9 m²
2066 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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