





Inside The Home

Enter this beautiful home via a UPVC double glazed door which welcomes you into an Entrance Porch and proceeds into a spacious Entrance Hall. This incredible space presents buyers with an exciting opportunity, to add a staircase and convert the the large loft space, should someone long for family home they can create. With two generous double bedrooms and a separate WC and Shower Room, this area leads into a delightfully light and bright Living Room, providing ample space for the whole family. Centred around an electric fireplace with sliding doors leading into an impressive Conservatory, a large Dining Kitchen can also be found. Fitted with a range of wall and base units, with a complementary worktop over and a range of appliances which include a four ring hob with extractor above and oven below, with plumbing for a dishwasher and space for a fridge freezer. With a handy centre island and access into a large covered entrance, perfect for storing muddy boots and coats, or using simply as a potting area.

To the rear of the home, an impressive Conservatory area can be found, which beautifully showcases views across the surrounding Lancashire countryside, with Morecambe Bay and the Lakeland Fells in the distance. If you love those views, imagine how incredible the view could be should you chose to extend into the loft space (subject to planning approval). The former Garage space located to the side of the home, has been converted to provide a Utility Room and a home Office space, but also presents buyers with the option of converting back into a garage should they wish.

A perfectly formed true bungalow which has been lovingly cared for during its time of ownership. Rewired approximately 2 years ago, and receiving a new roof within the last 10 years, this home oozes potential. Whether you are looking to downsize, invest, or simply enjoy the serene surroundings, this home is a must-see. With its ideal location and versatile living options, it promises a lifestyle of comfort and beauty in one of Lancaster's most sought-after areas.

Let's Take A Closer Look At The Area

The village of Hest Bank lovingly sits on the western coastline of Britain and is surrounded by breath-taking views across

Morecambe Bay towards the Lakeland Fells. The historic Lancaster Canal runs through the middle of the village and can be admired from this home, as well as stunning scenic walks. Conveniently located for commuters with Junction 35 of the M6 motorway and the Bay Gateway to the south, with the West Coast mainline train station of Carnforth sits nearby in the in the historic market town of Carnforth, as well as plethora of highly regarded primary and secondary schools.

Let's Step Outside

To the front of the property, off road parking can be found on a private driveway. This leads to a laid to lawn garden with beautifully planted borders and rockery. To the rear, a large laid to lawn garden can be found, framed by planted borders which incorporate rose beds and a magnolia tree to name a few. With a paved patio area providing the perfect back drop for alfresco dining and a large garden shed is located to the side of the property, perfect for those looking for a small workshop/store. Secure fencing and hedging makes this home wonderfully private.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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