



Halton

£475,000

87 High Road, Halton, Lancaster, LA2 6PS

Located in the popular village of Halton, this attractive four-bedroom semi-detached home offers a charming blend of period character and versatile living space. The property retains a number of original features, giving the home a wealth of character and individuality, while the well-proportioned accommodation provides plenty of flexibility for family life and entertaining.

Outside, the property benefits from off-road parking and a garden, offering useful outdoor space and further enhancing the appeal of this delightful home. With its generous accommodation, original character and desirable village location, this is a wonderful opportunity to acquire a versatile family home with plenty of charm.

Quick Overview

- Four Bedroom Semi-Detached Barn Conversion
- En Suite to the Principal Bedroom
- Modern Kitchen
- Traditional Features
- Easy to Maintain Enclosed Garden
- Sought After Village Location
- Well Regarded Schools Nearby
- Scenic Walks Nearby
- Off Road Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2716



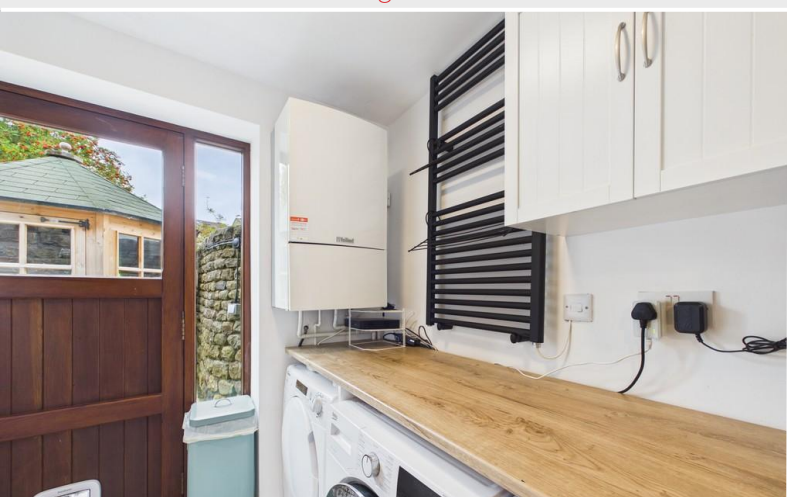
Entrance Hall/Dining Room



Living Room



Living Room



Utility

The property is approached through a characterful barn-style entrance, leading into an entrance porch with useful space for shoes and coats, together with a storage cupboard. The porch opens into a particularly spacious entrance hall, currently utilised as a dining room. This provides a welcoming central space within the home, with an under-stairs cupboard and doors leading to all the principal ground floor rooms.

To the left is the generously proportioned living room, featuring deep window cills and an attractive stone inglenook fireplace which provides a lovely focal point to the room. A door leads directly to the rear garden, providing easy access to the outside space and creating a good connection between the living accommodation and garden.

Positioned at the front of the property is the kitchen, fitted with a good range of wall and base units, complemented by work surfaces and an inset sink. Appliances include a Neff oven, four-ring gas hob and extractor hood. There is space for an upright fridge freezer, while a useful pantry cupboard is situated between the kitchen and utility room, providing additional storage.

The utility room offers further practical space and is fitted with wall-mounted units and work surface, with space and plumbing for a washing machine and tumble dryer, as well as space for an additional fridge. Further features include a ladder-style radiator, wall-mounted Vaillant boiler and a door providing direct access to the rear garden.

Also located on the ground floor is the downstairs WC, fitted with a concealed-cistern WC, ladder-style heated towel radiator and wash hand basin with useful storage cupboard beneath.

The staircase rises to the first floor, where a window overlooks the rear garden and an exposed beam adds character to the landing. An under-stairs cupboard provides useful additional storage.

The family shower room is well appointed and comprises a shower with privacy screen, pedestal wash hand basin and WC, with complementary tiling and a ladder-style heated towel radiator.

Bedroom One is a spacious double bedroom with fitted furniture, providing useful built-in storage. The room benefits from its own en-suite shower room, comprising a shower with screen, shower attachment and rainfall shower, concealed-cistern WC, wall-hung wash hand basin and ladder-style heated towel radiator.

Bedrooms Two and Three have been adapted to incorporate mezzanines, which are currently used as sleeping areas and are accessed via steps. These provide additional versatile space which could be used in a number of ways, including as a study area, play space, reading area or for additional storage, depending on individual requirements.

Bedroom Four is currently arranged as a study and provides a flexible additional room. It would work equally well as a fourth bedroom, home office, study, playroom or hobby room, offering flexibility to suit changing needs.



Kitchen



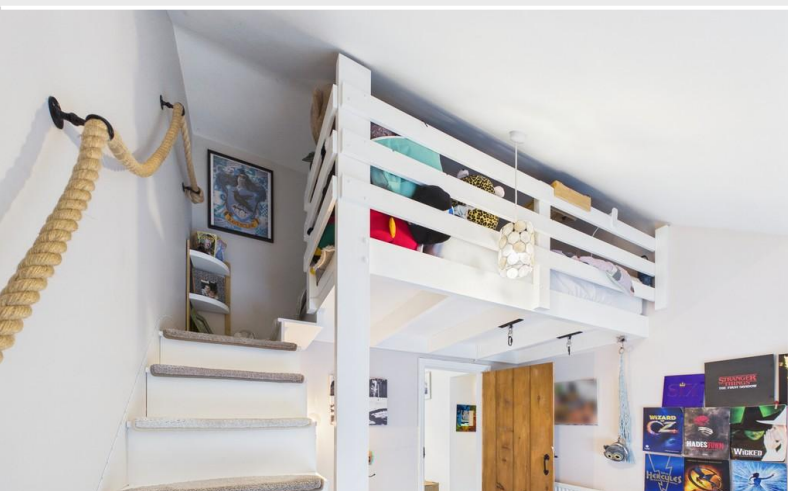
Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

To the front of the property is a gravelled parking area, providing off-road parking and a pleasant approach to the house. A gate leads through to a raised patio area, which offers space for outdoor seating and dining, together with a useful wood store.

A gated pathway continues around the side of the property and leads through to the rear garden. Steps rise to an enclosed lawned area, where established apple trees provide greenery and a mature garden setting. A decked area offers further space for seating and outdoor entertaining, providing different areas in which to enjoy the garden throughout the year.

The property also benefits from a detached parcel of land, currently comprising two storage sheds and a small vegetable-growing area. The land offers excellent flexibility and potential for a variety of uses. Cables are already in place to provide connections to both electricity and broadband.

Overall, the property offers well-proportioned and adaptable accommodation, combining character features with practical living space. The stone inglenook fireplace, exposed beam and barn-style entrance add warmth and individuality, while the versatile bedroom accommodation, mezzanine areas and useful utility space provide a home that can readily adapt to a variety of lifestyles.

Accommodation (with approximate dimensions)

Vestibule 8' 9" x 3' 10" (2.67m x 1.17m)

Entrance Hall/Dining Area 10' 4" x 15' 5" (3.15m x 4.7m)

Living Room 13' 10" x 18' (4.22m x 5.49m)

Kitchen 10' 2" x 10' 1" (3.1m x 3.07m)

Utility Room 6' 6" x 6' 2" (1.98m x 1.88m)

WC 3' 8" x 5' 3" (1.12m x 1.6m)

Bedroom One 10' x 11' 11" (3.05m x 3.63m)

En-Suite 5' 6" x 6' 8" (1.68m x 2.03m)

Bedroom Two 10' 1" x 10' 1" (3.07m x 3.07m)

Bedroom Three 8' 6" x 10' 3" (2.59m x 3.12m)

Bedroom Four 11' x 10' (3.35m x 3.05m)

Bathroom 8' 10" x 6' 10" (2.69m x 2.08m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E - Lancaster City Council.

Services Mains gas, water and electricity.

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

Directions Leave Carnforth on Lancaster Road and follow the road into and through Bolton Le Sands heading towards Slyne. On entering the village take the first left onto Bottomdale Road then travel straight across at the crossroads. Take the 1st exit at the mini roundabout onto High Road and follow the road for a short while where the property can be located on the left hand side.

What3Words ///wishes.decorator.dolphin

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Garden



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

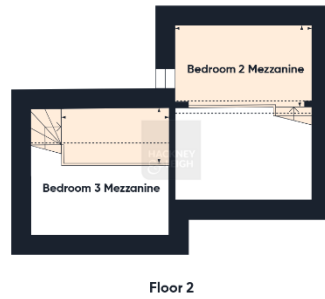
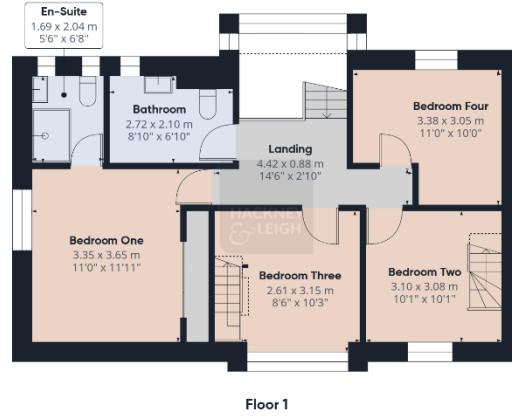
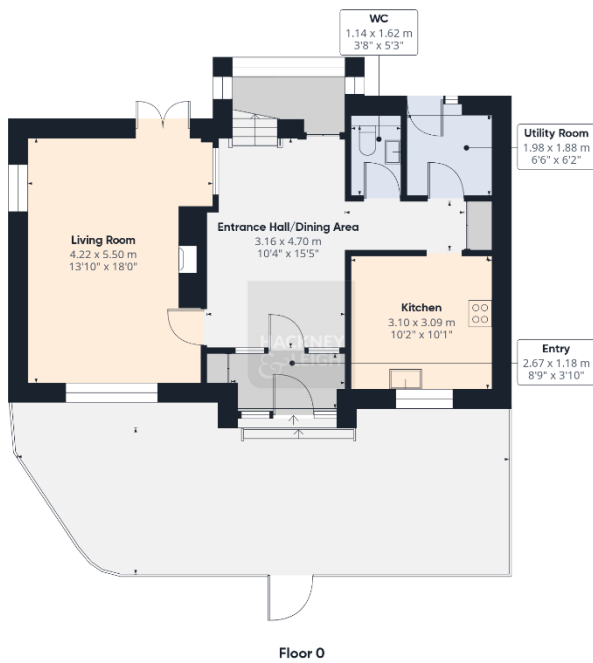


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Approximate total area⁽¹⁾

129 m²
1388 ft²

Balconies and terraces

34.3 m²
369 ft²

Reduced headroom

9.1 m²
98 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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