Waterloo Cottage

23 Main Road I Bolton Le Sands I LA5 8DQ

FINE & COUNTRY

Welcome to Waterloo Cottage, 23 Main Road, Bolton Le Sands, LA5 8DQ

A fine example of Georgian architecture, south facing Waterloo Cottage is a handsome double fronted house, with an abundance of original features and elegant proportions. Accommodation provides a welcoming entrance hall, elegant sitting room, spacious dining kitchen, utility room, laundry/downstairs WC and a traditional cellar. On the first floor are three generous double bedrooms, a bathroom, shower room and cloakroom.

Approached through electric gates, the property benefits from extensive parking, a detached double garage and beautifully landscaped gardens wrapping around three sides. Mature planting, secluded seating areas and a private gate opening directly onto the Lancaster Canal towpath create an exceptional outdoor setting, offering privacy, tranquillity and a wonderful connection to the surrounding landscape.

Positioned between the sweeping coastline of Morecambe Bay and the beautiful Lancashire countryside, the Conservation Area village of Bolton-le-Sands offers an enviable lifestyle with excellent local amenities, highly regarded schools and superb road and rail transport links via the A6, M6 and West Coast Main Line railway. Protected National Landscapes, National Parks and the sweeping Lancashire coastline are all readily accessible for day trips in the great outdoors.

“We bought the house for our retirement. It immediately appealed due to the Georgian architecture; it’s totally unique. As keen gardeners we were able to design and create the setting for the house with planting and landscaping and have enjoyed our time here immensely.

Location

Positioned between the wide coastline of Morecambe Bay and the unspoilt landscapes of rural Lancashire, Bolton le Sands presents a great setting in which to enjoy an enviable quality of life. This sought-after location offers an excellent selection of everyday amenities, including independent shops, cafés, a pharmacy, healthcare facilities and a highly regarded primary school, while an excellent choice of well-respected secondary schools lies within easy reach. Surrounded by outstanding natural beauty, from here one may enjoy leisurely walks along the tranquil Lancaster Canal, scenic coastal paths and an abundance of countryside on the doorstep, with the Arnside & Silverdale National Landscape, the Lake District National Park and the Yorkshire Dales all within comfortable driving distance. A strong sense of community is complemented by a variety of recreational facilities, sporting clubs and local activities, creating a welcoming environment for families and professionals alike. The nearby market town of Carnforth provides further shopping, supermarkets and a railway station, while the historic city of Lancaster offers an excellent array of independent and high street shopping, a wide selection of cafes, bars and restaurants, cultural attractions and excellent educational establishments, including Lancaster University. Superb road and rail connections, with convenient access to the A6 trunk road, M6 motorway and the West Coast main line, ensure effortless travel throughout the northwest, London and Scotland, making Bolton le Sands a great choice for work life balance and with exceptional connectivity.

“ *The position also offers proximity to the shops and doctors' surgery which we appreciated. In terms of location, we loved the fact we could walk straight out of the garden onto the tow path and it was a short walk down to the shore. We have loved the varied daily walks straight from the house, without ever needing to use the car.*

Step inside

A fine example of Georgian architecture, this handsome and beautifully proportioned double-fronted residence immediately impresses with its elegant symmetry, south-facing aspect and an abundance of original period features that have been carefully preserved. The striking entrance, framed by exquisite stained and leaded glass to the front door and overlight, offers a fitting introduction to a home of exceptional character and enduring appeal.

Stepping inside, the welcoming staircase hall sets the tone, where original ceiling coving, decorative architraves, the original servants' bell board, stripped pine panelled doors and impressive ceiling heights evoke a bygone era. A deep walk-in cupboard provides practical storage for coats and everyday essentials, while the graceful staircase draws the eye upwards.

To the front, the beautifully proportioned sitting room is bathed in natural light courtesy of its deep square bay window, perfectly positioned to enjoy views across the delightful south-facing gardens. Rich in period detail, the room features intricate decorative plasterwork, an elegant gas fire with a carved wooden mantel, marble slips and a substantial double hearth, creating a warm and inviting focal point. At the far end, a central recess arch with twin recesses either side combine to form a striking feature.

The dining kitchen has been created from what was once two separate rooms, thoughtfully opened to create a wonderfully sociable living space equally suited to relaxed everyday living and entertaining on a larger scale. A deep square bay frames picturesque garden views, while traditionally styled solid pine cabinetry provides plenty of practical storage and complements the house's heritage. Beyond the kitchen, a small utility room offers additional workspace and storage. Completing the ground floor layout is a rear vestibule to the back garden and a combined laundry and downstairs WC. Stone steps descend to the cellar, where a stone storage bench remains intact; a charming reminder of the property's Georgian origins and as practical and useful today as when it was built.

The elegant staircase rises to an impressive half landing, where a well-appointed shower room is conveniently situated before continuing to the spacious main landing. Enjoying delightful views across the gardens, this generous space retains its original cornicing, decorative architraves and stripped pine panelled doors, creating a wonderful sense of continuity throughout the home.

The first floor offers three generous double bedrooms, two of which enjoy attractive south facing views over the picturesque front garden. The family bathroom is complemented by a separate cloakroom, while a pair of delightful internal leaded and coloured glass windows positioned between the two add a distinctive architectural flourish and further celebrate the property's remarkable heritage.

Throughout, this distinguished Georgian home blends elegant period architecture with thoughtfully adapted living spaces, creating a residence of exceptional warmth and enduring character.

Step Outside

Approached via impressive electric gates, thoughtfully set back from the road to allow vehicles to pull clear of the road while the gates open, the sweeping driveway creates an immediate sense of arrival, leading gracefully to an extensive parking and turning area. For those arriving on foot, a separate pedestrian gate provides convenient independent access.

Complementing the property is a substantial detached double garage, equipped with power, lighting, an electric up-and-over door and useful mezzanine storage within the roof space.

The beautifully established gardens are undoubtedly one of the Waterloo Cottage's defining features. Lovingly landscaped and meticulously maintained, they unfold to three sides around the property with a central lawn, well-stocked beds and borders, attractive low limestone walls to add definition and thoughtfully positioned seating areas. A rich collection of mature trees, ornamental shrubs and flowering plants provides year-round colour, texture and interest, creating an idyllic backdrop that enhances both the setting of the house and provide privacy and seclusion.

For keen gardeners, a period style greenhouse with roof vents and internal power offers an excellent space for cultivation, while discreetly positioned to the side are a practical garden shed and bin storage.

Meandering stepped path gently rises to a wonderfully secluded paved terrace; a peaceful place perfect for al fresco dining or quiet moments of relaxation. Along an attractive rockery, steps ascend to an enchanting castellated stone wall, where an inset gate opens directly onto the picturesque towpath of the Lancaster Canal, providing a unique and highly desirable connection to the surrounding landscape.

Throughout the gardens, carefully considered features include ornamental lamp posts, external lighting, water supplies and power points, ensuring the space is as practical as it is beautiful. Offering tranquillity, privacy and exceptional horticultural appeal, these exquisite gardens provide a truly special outdoor environment to enjoy and entertain throughout the seasons.

FURTHER INFORMATION

On the Road

Carnforth	1.9 miles
Morecambe	4.2 miles
Lancaster	5.1 miles
Kendal	18.2 miles
Bowness on Windermere	25.6 miles
Preston	28.2 miles
Manchester	58.2 miles

Transport links

M6 J35	2.9 miles
M6 J34	4.7 miles
Carnforth railway station	1.9 miles
Lancaster railway station	5.7 miles
Manchester airport	67.7 miles
Liverpool airport	72.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a combination LOGIC + boiler in the utility room.

Security alarm. CCTV capable of remote access via an App.

Lancaster City Council – Council Tax band F

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins — Manchester (Picadilly)

2 hr, 30 mins — London (Euston)

2 hr, 17 mins — Edinburgh

Directions

What3words /// outdoor.birthdays.undercuts

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains (except sitting room curtains), curtain poles, blinds, light fittings and domestic appliances as follows: Range cooker (eight gas burners, double oven, grill and warming drawer) and NEFF dishwasher.

Available by way of further negotiation are the free standing appliances comprising: Falcon American style fridge freezer (with ice maker and cold water dispenser), Hotpoint washing machine and free-standing electric heater in the dining area.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Please Note

Waterloo Cottage is within the Conservation Area.

Places to visit

Historic properties - Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park,
Cinema: The Dukes and Vue in Lancaster, Reel in Morecambe
The Platform, Morecambe a former Edwardian railway station now a venue for music, comedy, dance, drama and children's shows
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

Golf clubs – Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby
Lonsdale
Local cricket, football, tennis and rugby clubs in Lancaster, Morecambe and Carnforth
The MUGA (multi use games area) at Slyne with Hest Recreation Field consists of a floodlit all-weather pitch with markings for 5-a-side football, netball and basketball
Slyne with Hest Bowling Club
Gyms and health clubs – a gym in Warton, pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Salt Ayre, Lancaster, 3-1-5 fitness centre at Lancaster, Cheyette Fitness at Hest Bank and the Lancaster University Sports Centre offers a swimming pool, gym, climbing wall as well as tennis, badminton and squash facilities.
Happy Mount Park, Soul Bowl ten pin bowling, Jump Rush Trampoline Park all in Morecambe
Diving and open water swimming, Capernwray Diving Centre
Parkrun on a Saturday morning on Morecambe Promenade and in Williamson Park, Lancaster

Places to eat

Royal Hotel, Bay View Restaurant and Archers Café at Red Bank Farm, all within walking distance
The Longlands Inn and Restaurant, Tewitfield within walking distance along the Lancaster Canal
The Hest Bank, The Crossing micropub, Packet Bridge Fish and Chips, all in Hest Bank
The Cross Keys and Slyne Lodge, both at Slyne
Old School Brewery, Warton
The Garden Café, Beetham Nurseries
Special occasions
The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
Bay Horse Inn, Thurnham Hall Hotel and Country Club, Pye's Mill Hotel, Lancaster House Hotel, all near to Lancaster
L'Enclume and Rogan and Co (both in Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great walks nearby

From the back garden there is a gate onto the towpath of the Lancaster canal with scenic walks in both directions, along the way are various stop off points for refreshments.
There are extensive and wildlife rich walks along the shoreline at Hest Bank.
In the wider area there is extensive open countryside within reach for day trips including the National Parks of the Lake District and the Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and coastal Arnside & Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary
Bolton le Sands Primary School
Slyne with Hest St Luke's CoE Primary School
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary
Morecambe Bay Academy
Bay Leadership Academy
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College
Carnforth High School

Further Education
Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

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Approximate Gross Internal Area 1647 sq ft - 153 sq m
Garage 280 sq ft - 26 sq m
Total 1927 sq ft - 179 sq m

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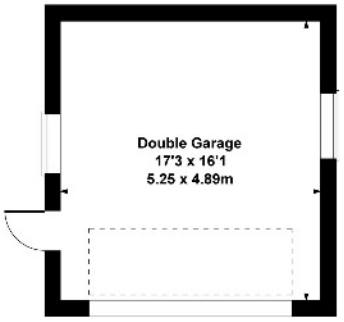
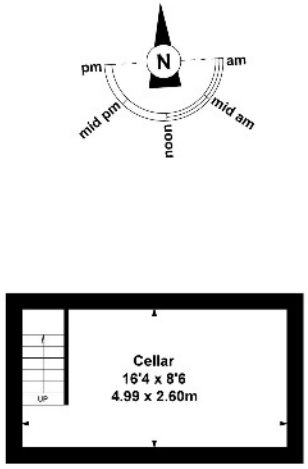
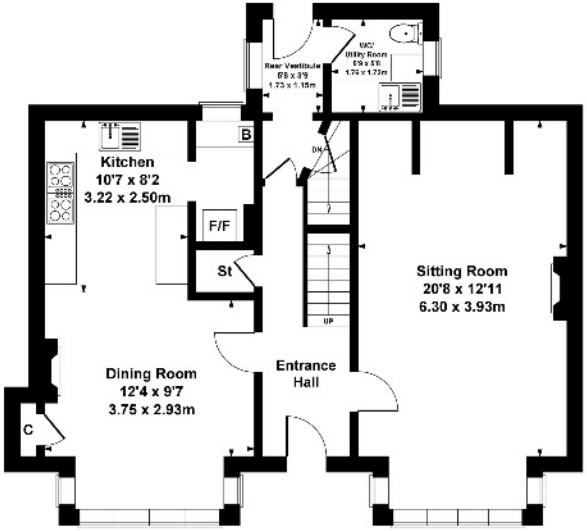


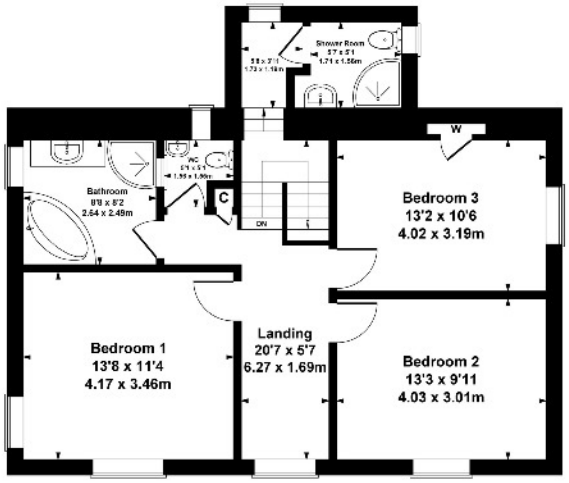
Garage



CELLAR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Property Ombudsman

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Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

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