



22 Second Terrace
Sunderland Point | Morecambe | LA3 3HT

 FINE & COUNTRY



Welcome to 22 Second Terrace, Sunderland Point, Morecambe, LA3 3HT

A rare opportunity to restore and enhance a distinctive Grade II Listed period home in the remarkable setting of Sunderland Point. Steeped in history and held within the same family since 1872, No. 22 is a property of immense character, occupying an extraordinary position on the edge of the Lune Estuary with breathtaking panoramic views.

The house offers characterful accommodation arranged over three floors, complemented by its unique curved verandah, generous private walled garden and substantial workshop. Now ready for sympathetic renovation, the property presents an exciting opportunity to create an exceptional home, with Planning Permission and Listed Building Consent already granted for a considered programme of improvements designed to enhance modern living whilst respecting its historic fabric.

Life at Sunderland Point is shaped by the landscape, tides and seasons. Peaceful, wonderfully atmospheric and surrounded by abundant wildlife, this is a truly special setting for a home with a fascinating past and an exciting new chapter waiting to be written.

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It's incredibly peaceful living here; the rise and fall of the tide, the constantly changing weather and with it the view and the soundtrack of birdsong. The rhythm of life is dictated by nature.



Location

'Unique' is an overused word in estate agency terms, but it is entirely warranted with Sunderland Point. This small village is situated at the tip of a peninsula along the Lune estuary. It is physically divided from nearby villages by salt marshes and the tide twice a day, and thus nature dictates the rhythm of life for this extraordinary place. The village offers an enormous sense of place, life here is very grounding with a huge connection with the landscape, nature, the seasons and weather. Living here would necessitate a copy of the tide timetables were always to hand as were a pair of binoculars.

A linear formation, there are two main terraces, 'First Terrace' and 'Second Terrace', along with a scattering of other properties, they front the remains of the historic quay and face out to the estuary.

The village has a fascinating place in local and national history. It developed into a transshipment point for the port of Lancaster from the late 17th century with a variety of warehouses used to store incoming cotton, sugar and mahogany from the West Indies and North America. By 1787 the outpost was replaced by Glasson Dock where the water was deeper for larger boats. In the early 1800s the village became a popular sea-bathing destination at which time warehouses were converted to holiday accommodation.

It is now a haven for those who seek peace, quiet, nature and wildlife with deer, stoats and rabbits spotted in the fields at the back of No.22 and oyster catchers, lapwings, curlews and redshanks included in the birdlife visiting along the waterfront and swallows, goldfinches and barn owls around the house and garden.

The views from the property are simply breathtaking. To the front, the cottage faces southeast and commands a wide, open aspect which encompasses Glasson Dock (identifiable by the bobbing masts), the wind turbine at Lancaster University, Clougha Pike and the Bowland Fells, Cockerham and Cockersand Abbey, Plover Scar lighthouse, St John the Baptist's Church spire in Pilling and on a fine day Blackpool Tower. From the rear of the cottage there are views in a north westerly direction that encompass Morecambe Bay, the passing ferries enroute to the Isle of Man, with agricultural land in the foreground, the distant power station, windfarm out in the Irish Sea, Piel Island off the southern tip of the Furness peninsula and the Lakeland Fells.

In terms of local facilities, the village benefits from a mobile library, the nearest shops and services are in Middleton and Heysham with two pubs, a pop-up Post Office and small garden centre in Overton.



Setting the scene

Together with the adjoining property, No. 22 is Grade II Listed. No. 21 is also known as 'Old Hall' or 'Sunderland Hall' and No.22 also known as 'Hall End House'.

Historic England's online listing refers to the properties as late C17th, altered in the C19th. "No. 22 is a lower addition at the left which has a glazed porch and a sashed window with glazing bars and plain stone surround, both under a slated verandah. On the 1st floor is a modern window with plain stone surround. At the left is a projecting single-storey octagonal section with slated verandah and canted bay window."

No.22 is now ready for complete renovation but offers immense charm with plentiful period features ensuring that any upgrading will convey the tremendous character and history. The covered porch and connected verandah are immediately striking and offer not only shelter but also a lovely place to sit and take in the view. An etched pane of glass in the morning room reads "1807 No.3 Burlington"; the exact meaning is unknown, but a fascinating detail. A flagged floor runs from the morning room and along the passage to an arch door leading to the sunroom. The sitting room has a graceful wide bay window to better capture the open views and a period fireplace (feature only, no flue). The boot room features a stone sink with wooden draining board with a stone flagged floor which continues through into the practical shelved pantry. The second floor features pitch pine internal partitions.



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There are thirty eight houses here in total, the majority are occupied full time with six enjoyed as second homes. As such, it's a village that offers both seasonal events for those who wish to join in; such as a May Day spring celebration, bonfire night in November, Christmas Carols in December and a get together at New Year. Other residents embrace the privacy, peace and solitude that life here offers.



Step inside

A covered front door opens into an entrance vestibule, which leads through into a morning room, a lovely place for comfy chairs for bird watching, reading and morning coffee. From here, the stairs rise to the upper floors and doors lead to the two reception rooms, kitchen and ancillary accommodation.

To the front of the property is an elegant sitting room with a curved bay window; the view from here is breathtaking. Off the hall is a kitchen, beyond which are a useful boot room (with outer door leading to the parking area and garden) and separate pantry. The rear portion of the ground floor incorporates a spacious living room having an open fire with folding doors to the sun porch through which is a long view down the length of the garden. Completing the ground floor layout is a store room, wet room and further sun room.

The staircase rises to a first-floor landing serving two double bedrooms, both with different but equally stunning views. There is also a shower room.

A further set of stairs rises to the second-floor landing, where there are a third bedroom and loft room, the latter offering potential to create a bath or shower room.

The next chapter

There is considerable scope for sympathetic refurbishment and reconfiguration, subject to the necessary permissions, some of which have been already granted.

Planning Permission and Listed Building Consent have been passed for the “Demolition of existing garage/link extension, conservatory and porch, erection of replacement porch, garden room and garden wall and alterations to windows” by Lancaster City Council on the 29th April 2026, reference numbers 26/00197/FUL and 26/00198/LB. The approved plans may be viewed on the planning portal; www.lancaster.gov.uk/planning. Please note that work has already commenced by the demolition of the garage/link extension.



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One family's story...

“The family connection to Hall End House/No. 22 began in 1872 when our great great grandfather, Thomas Swainson, bought it to use as a second home and would travel here from Lancaster by boat. Whilst living here in the 1930s, Thomas' granddaughter, Edith Gilchrist created the large open lawn for tennis and croquet and her son, Philip had the L shaped workshop built. We have wonderful memories of sitting under the veranda enjoying the river views and family gatherings in the walled garden.”

Step Outside

The front garden has been purposefully kept relatively open to enable full appreciation of panoramic views from inside the house and when sat under the verandah. A gated entrance to the side leads to the generous parking area beyond which is the large walled garden – what an unexpected treat! An extensive level lawn takes centre stage and is edged on one side by a deep planted border featuring apple and pear trees. An open fronted summer house faces west and is the perfect place for evening drinks in the garden. At the far end is an L shaped workshop which has power laid on. It has immense potential for all manner of uses; home office, art or craft studio, gym or cinema. The building enjoys a very pleasant aspect back across the garden to the house. The walled garden is private, sheltered, offers peace of mind for those with younger children or dogs and offers a delightful place for rest, relaxation and recreation.

The garden has its own special place in history books as it was once known as ‘The Marine Garden of James Williamson’ who bought the house in 1853. James’ son (also James) became, perhaps, the largest floorcloth covering manufacturer in the world and was nicknamed the Lino King. He became MP for Lancaster, ennobled as Lord Ashton, and was a benefactor of Lancaster. The Town Hall in Dalton Square and the Williamson Memorial, fixed in the skyline, are the most well-known.



FURTHER INFORMATION

On the Road

Overton	1.8 miles
Heysham	4.5 miles
Morecambe	7.7 miles
Lancaster	8.1 miles
Preston	32.3 miles
Manchester	62.2 miles

Transport links	
M6 J34	8.3 miles
Lancaster railway station	8.7 miles
Manchester airport	71.7 miles
Liverpool airport	76.8 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 and water. Electric heaters.
Drainage to a sole use Sewage treatment plant located within the grounds and installed in 2026. Shared use and upkeep of land drains.

Lancaster City Council – Council Tax band D

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 *///cheerily.motion.large*

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

Viewing Note

As it is a private road through the village, please park at the end of the road by the public toilets and walk through the village unless you have specific prior consent from the Agents.

Included in the sale

Fitted carpets curtain poles, blinds, light fittings and cooker.

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.

Restrictions

To preserve the open aspect for adjacent properties, all vehicles/boats/trailers etc to be parked behind the gates, on the parking area within the walled garden. All bins are also to be stored behind the gates. No cockerels to be kept and no trade to operate. The front garden to be kept open and not built on to maintain views.

Please Note

The access from the public highway is privately owned by the adjacent individual properties with rights of way for all users. Upkeep is shared and undertaken on an 'as and when' basis between owners. A public footpath runs along the track.

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster city center

Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park

Music, comedy, dance, drama and children's shows in the converted Edwardian railing station, The Platform, Morecambe

Cinema: The Dukes and Vue in Lancaster and Reel in Morecambe

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall

RSPB Morecambe Bay and RSPB Leighton Moss

Sport and recreation

Local sports clubs and recreation grounds in Heysham, Morecambe and Lancaster

Salt Ayre leisure centre, Lancaster

3-1-5 fitness centre at Lancaster

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University Sports Centre

Childrens' play parks in Overton, Middleton, Heysham and Morecambe (Happy Mount Park)

Saturday morning Parkrun at Williamson Park, Lancaster or Morecambe Promenade

Jump Rush Trampoline Park and Soul Bowl ten pin bowling in Morecambe

Golf clubs: Heysham, Morecambe, Lancaster, Silverdale, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale

Places to eat

Informal dining, cafes and pubs

Journey Social, Buccellis Italian, The Print Room Café at The Storey, Stonewell Spring Delicatessen & Wine Bar and The Sun Hotel, all in Lancaster city centre

Midland Hotel and The Morecambe Hotel, both in Morecambe

The Stork Hotel, Conder Green

The Quayside and the Dalton Arms, both at Glasson Dock

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster city centre

Thurnham Hall Hotel and Country Club and Pye's Mill Hotel, both at Thurnham, Lancaster

Great walks nearby

If you embrace exploring the great outdoors, then this is a perfect location with walks, rambles and hikes available in the immediate and surrounding countryside. The Barrows at Heysham, owned by the National Trust and offering a beautiful sandstone headland renowned for its eighth-century chapel and rock hewn graves.

With fabulous views of the Lakeland hills across the sweeping bay, Morecambe Promenade features art installations and is about 4 miles long from Heysham village in the south to Bare in the north. At the end of the stone jetty a café is open during warmer months.

In and around Lancaster there are lovely walks along Lancaster Canal's towpath, from the quayside to Glasson Dock, around Fairfield Nature Reserve and Williamson Park, a 19th century ornamental park which covers over 50 acres including Fenham Carr woodland.

You'll need the car, but great for day trips are the local National Parks of the Lake District and Yorkshire Dales and the beautiful protected National Landscapes of Arnside and Silverdale and the Forest of Bowland.

Schools

Primary

Overton St Helen's CoE Primary School

St.Peter's CoE Primary School

Trumacar Nursery and Community Primary School

Secondary

Bay Leadership Academy, Heysham

Morecambe Bay Academy, Morecambe

In Lancaster: Lancaster Royal Grammar School and Lancaster Girls' Grammar School, Ripley St Thomas CoE Academy and Our Lady's Catholic College

Further Education

Lancaster and Morecambe College

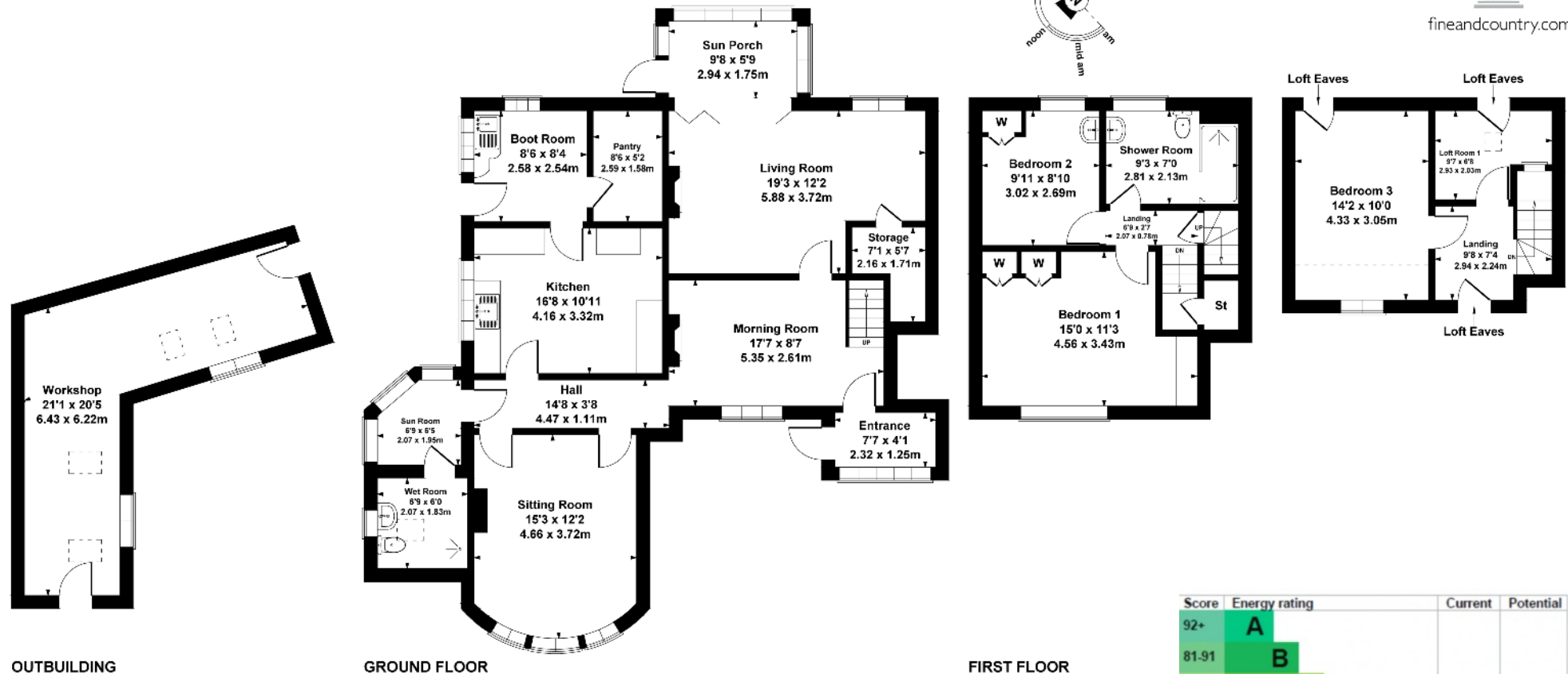
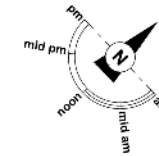
Lancaster University

University of Cumbria (Lancaster campus)



22 Second Terrace, Sunderland Point, Morecambe

Approximate Gross Internal Area 2077 sq ft - 193 sq m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	29 F	
1-20	G		

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,

FINE & COUNTRY

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We value the little things that make a home

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