



# Hest Bank

£265,000

2 The Barn, Highfield Drive, Hest Bank, Lancaster, LA2 6DH

Welcome to 2 The Barn, a semi-detached home situated in a sought-after location. Offering three bedrooms and generous living accommodation, this property will appeal to a range of buyers, from first-time purchasers to growing families looking for their next home.

## Quick Overview

- Semi-Detached Home
- Three Double Bedrooms
- Generous Living Areas
- Ideal for First-time Buyers or Downsizers
- No Chain Delay
- Easy to Maintain Garden
- Quiet Cul-De-Sac Location
- Scenic Walks Nearby
- Close To Local Amenities
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2672



Living Room



Kitchen/Diner



Kitchen/Diner



Bedroom One

Located in the popular village of Hest Bank, the property is ideally positioned for access to local amenities, well-regarded schools and excellent transport links, including nearby rail connections and the M6 motorway. Hest Bank is well known for its coastal setting along Morecambe Bay, offering scenic walks, canal-side routes and a welcoming village community, making it a highly desirable place to call home.

The accommodation begins with an entrance vestibule, providing practical space for coats and shoes, before opening into the spacious living room. This inviting space enjoys views over the garden through a large front aspect window, allowing plenty of natural light to flow through, while a feature fireplace creates an attractive focal point.

To the rear of the property, the kitchen is fitted with a range of neutral wall and base units complemented by wood-effect work surfaces. Integrated appliances include an oven, electric hob with extractor over, fridge/freezer, dishwasher and a 1.5 stainless steel sink with drainer. A breakfast bar provides a convenient dining option, with additional space for a dining table, and a rear door gives direct access outside.

To the first floor, bedroom one is a generous double room with a front aspect window overlooking the garden, while bedrooms two and three are also well-proportioned doubles. The bathroom is fitted with a bath and overhead shower, WC and vanity wash hand basin. A useful storage cupboard houses the boiler and currently accommodates a washer and dryer, while the loft provides further storage space.

Externally, the property benefits from an enclosed, low-maintenance front garden with decorative stone paving, planted borders and fenced boundaries, creating a private outdoor space to enjoy.

## Accommodation (with approximate dimensions)

**Living Room** 10' 10" x 17' 1" (3.3m x 5.21m)

**Kitchen/Diner** 12' 10" x 17' 1" (3.91m x 5.21m)

**Bedroom One** 11' 2" x 10' 2" (3.4m x 3.1m)

**Bedroom Two** 7' 7" x 11' 2" (2.31m x 3.4m)

**Bedroom Three** 11' 2" x 6' 7" (3.4m x 2.01m)

## Bathroom

**Loft Space** 10' 10" x 16' 1" (3.3m x 4.9m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council.

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

**Directions** From Hackney & Leigh Carnforth, continue up market street, turn right onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, turn right onto Coastal Road and continue for approximately 1 mile before turning left onto Station Road, turn left at the end and continue on Hest Bank Lane. After the pub, take the first right onto Highfield Drive, the property is located a short way down on the right.

**What3Words** ///couches.bearable.again

**Viewings** Strictly by appointment with Hackney & Leigh

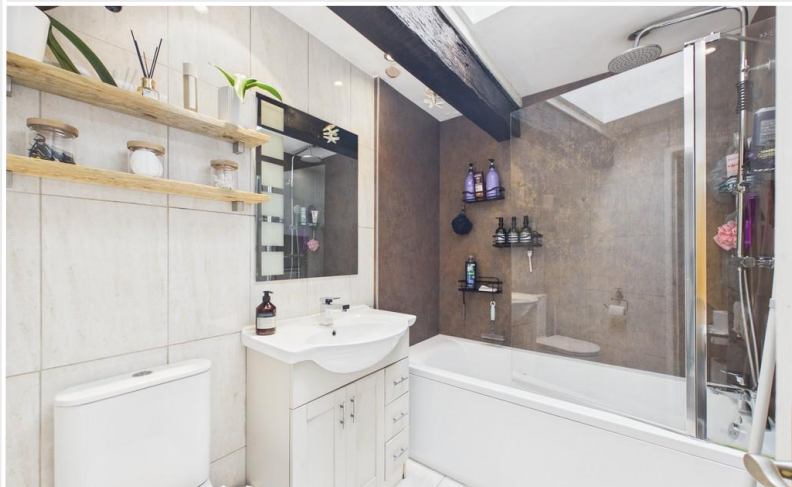
**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



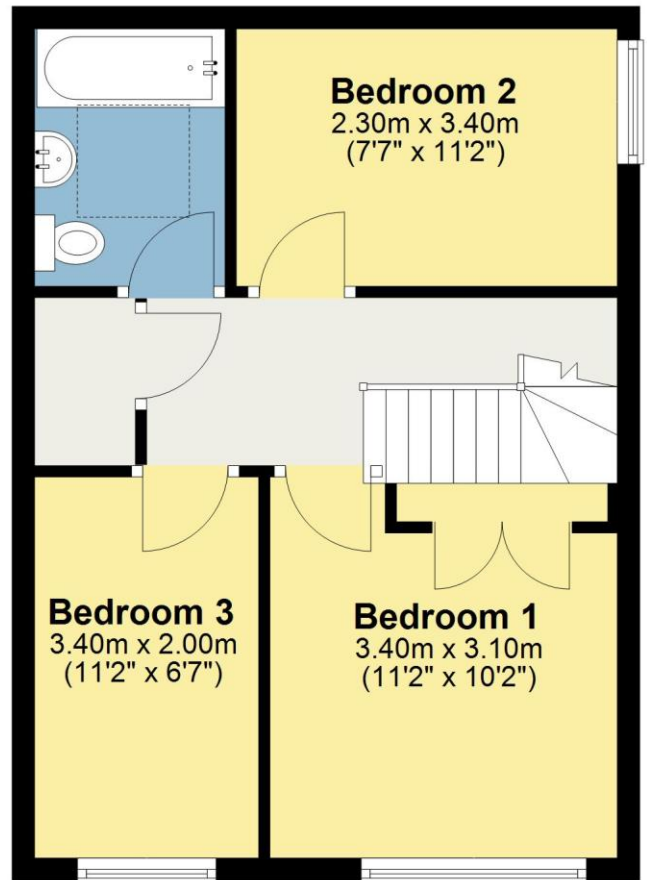
Bathroom



Garden

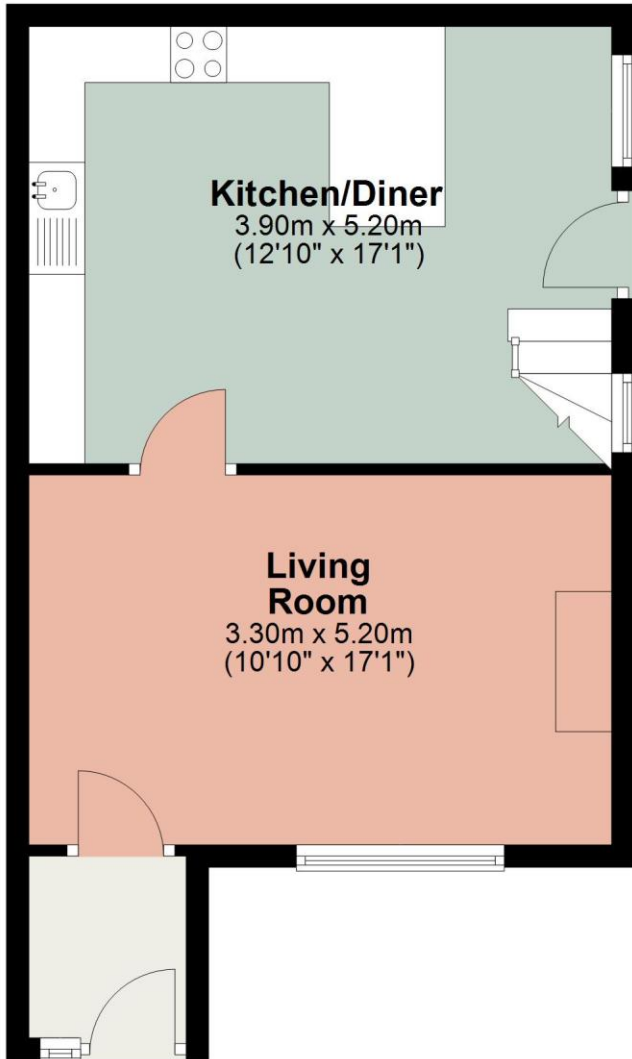
## First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



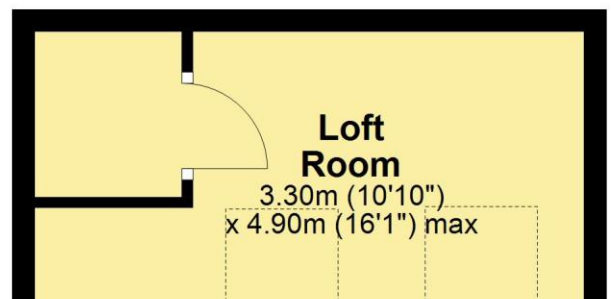
## Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



## Loft

Approx. 16.2 sq. metres (174.1 sq. feet)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/05/2026.