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ESTATE AGENTS

2 Town End, Bolton Le Sands,  
Carnforth, LA5 8JF

2, Town End, Bolton Le Sands, Carnforth

## The property at a glance 4 1 1

- Unique Grade 2 Listed Former Farmhouse
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Conservatory
- Bathroom & Additional Ground Floor WC
- Extensive Garden & Parking For Several Vehicles
- Sought After Location
- Tenure: Freehold
- Band: D
- EPC:

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**£375,000**



# Get to know the property



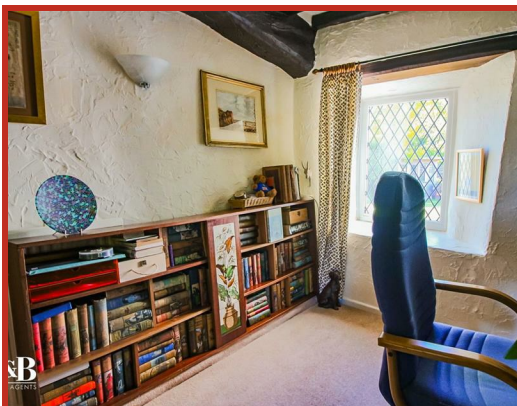
Nestled in the charming village of Bolton Le Sands, this unique grade 2 listed former farmhouse, dating back to circa 1640, offers a delightful blend of character and modern living. With four spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

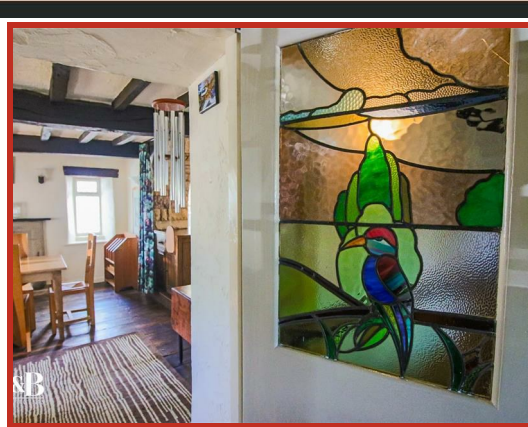
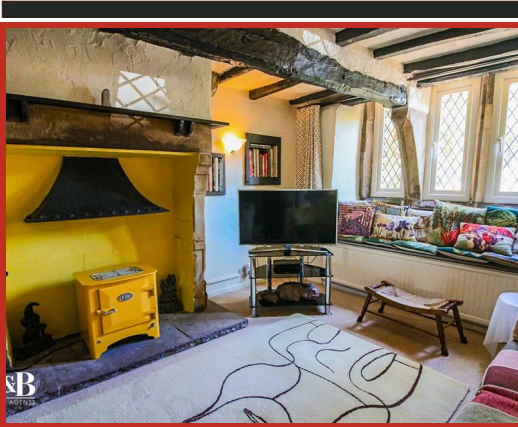
As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen is bespoke and leads to a lovely conservatory, which bathes the area in natural light and offers a serene view of the extensive garden. The garden itself is a true highlight, providing a peaceful retreat and ample space for outdoor activities, making it ideal for gardening enthusiasts or families with children.

This property also boasts a cellar, providing additional storage options, and parking for up to three vehicles, a rare find in such a sought-after location. The surrounding area is rich in rural and coastal walks, perfect for those who enjoy the great outdoors.

Convenient transport links and local village amenities, including schools, make this home not only a tranquil retreat but also a practical choice for everyday living. This property is a wonderful opportunity for anyone looking to embrace a lifestyle that combines history, character, and modern convenience in a picturesque setting.

Offered with no chain delay! Must be viewed to appreciate the accommodation on offer.





## Entrance

Open plan to living room and office space, stairs to first floor and stained glass door to dining room.

## Living Room/Office Space

7.16m x 5.23m (23'6" x 17'2")

Wooden beams, 2x UPVC double glazed windows, window seat, central heating radiator, functioning fireplace with stone surrounds and hearth, under stairs storage cupboard and wooden flooring.

## Dining Room

5.23m x 3.78m (17'2" x 12'5")

Wooden beams, UPVC double glazed window, single glazed window, cast iron log burner with stone surround and hearth, single glazed door to conservatory, stairs to cellar, archway to kitchen, original wooden flooring.

## Kitchen

0.69m x 2.16m (2'3" x 7'1")

UPVC double glazed window, central heating radiator, marble effect laminate worktops, gloss base units, stainless steel double corner sink with mixer tap and draining board, space for low level fridge, space for low level freezer, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, space for electric cooker, single glazed stained glass window, laminate flooring, single glazed door to conservatory/sun room, wooden door to WC.

## WC

1.88m x 1.60m (6'2" x 5'3")

UPVC double glazed frosted window, dual flush WC, vanity wash basin with traditional taps.

## Conservatory/Sun Room

4.45m x 2.49m (14'7" x 8'2")

7x UPVC double glazed windows, central heating radiator, stone flooring, 2x sets of UPVC double glazed french doors to rear.

## Bedroom One

4.75m x 3.81m (15'7" x 12'6")

Wooden beams, 3x UPVC double glazed windows, window seat, central heating radiator, vanity wash basin with traditional taps, built in wardrobes.

## Landing One

Built in storage cupboard, doors to bathroom and bedroom two.

## Bedroom Two

3.58m x 3.40m (11'9" x 11'2")

Wooden beams, UPVC double glazed window, central heating radiator.

## Bedroom Three

3.35m x 2.92m (11' x 9'7")

Wooden beams, UPVC double glazed window, window seat, central heating radiator, vanity wash basin with traditional taps, built in wardrobe.

## Bathroom

2.29m x 2.24m (7'6" x 7'4")

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, P-shaped bath with over the bath direct feed shower, tiled walls, vinyl flooring.

## Landing Two

2.24m x 1.63m (7'4" x 5'4")

UPVC double glazed window, central heating radiator, door to bedroom three, stairs to second floor.

## Bedroom Four

3.73m x 3.05m (12'3" x 10')

Wooden beams, UPVC double glazed window, central heating radiator, eaves storage, laminate flooring.

## Rear External

Laid lawn garden with gravel raised seating area, shed, stone wall, wooden gate to further garden and gravel parking space. Large outbuilding foundation through the wooden gate.

## Front External

Wooden gate to cobbled front garden with a Magnolia tree and planted beds.

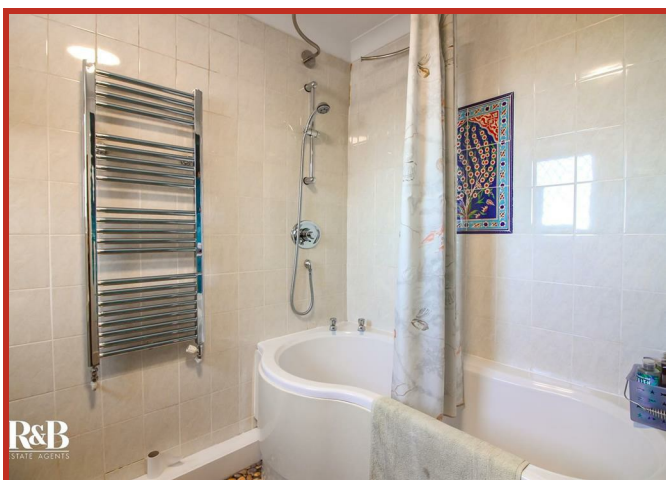


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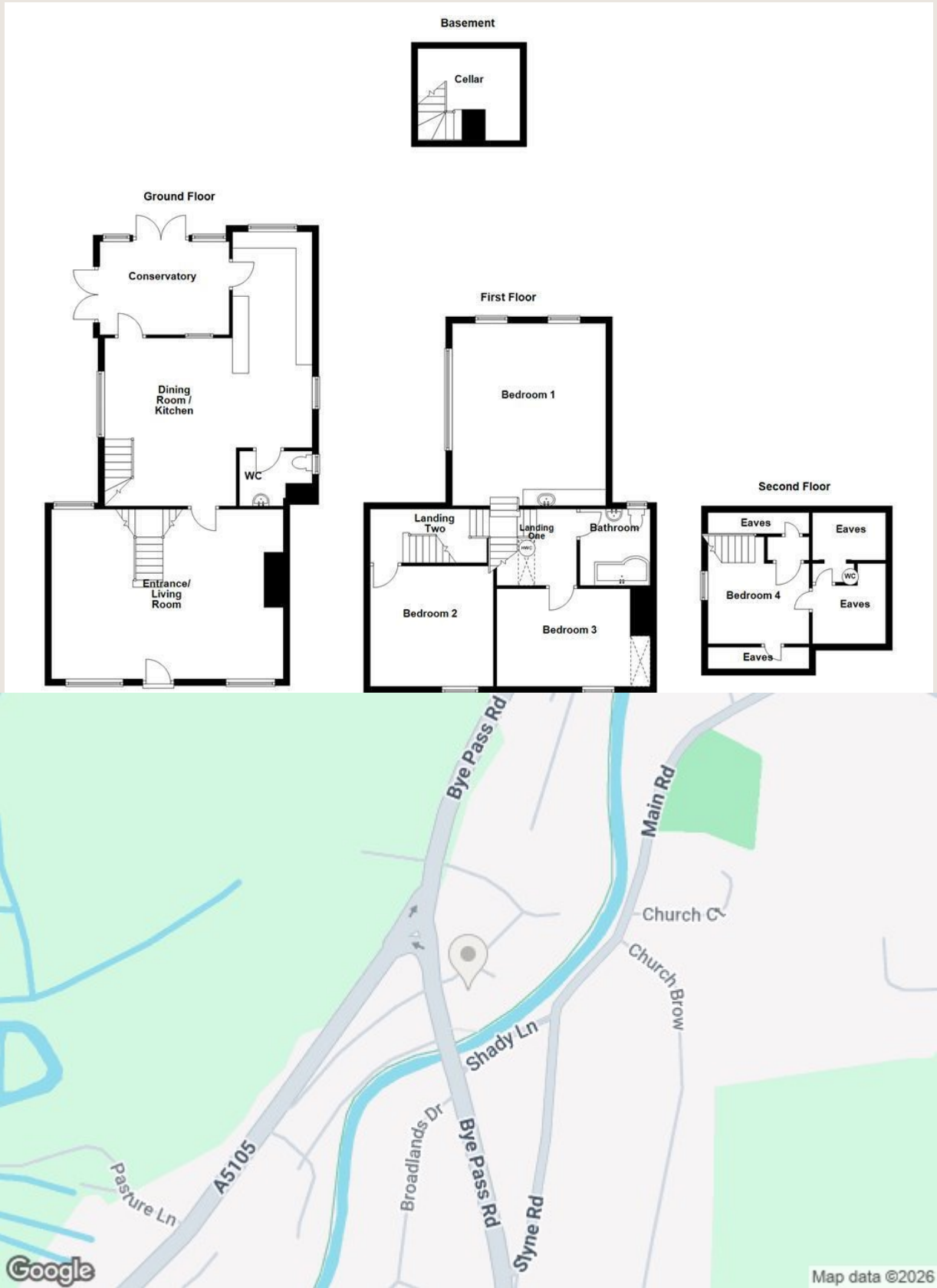
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# Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-64) <b>D</b>	
(49-54) <b>E</b>	
(21-38) <b>F</b>	<b>60</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	