



The Penthouse, 40 Elms Hall, Elms Road, Bare, Morecambe, LA4 6DD

40 Elms Hall,, Elms Road, Bare, Morecambe

## *The property at a glance*

2  2  2 

- Over 1,700 sq ft of accommodation with inland views
- Bespoke penthouse — created by combining two full-sized apartments off-plan
- The largest apartment in the entire development
- Originally created by the developer for his family
- Two substantial double bedrooms
- Master bedroom suite with dressing room and en-suite bathroom
- Stunning open-plan Siematic kitchen, dining and living room
- Separate reception room / sitting room - Juliet balconies
- The only apartment in the development with two allocated parking spaces
- No Chain delay! Tenure: Leasehold Band: E

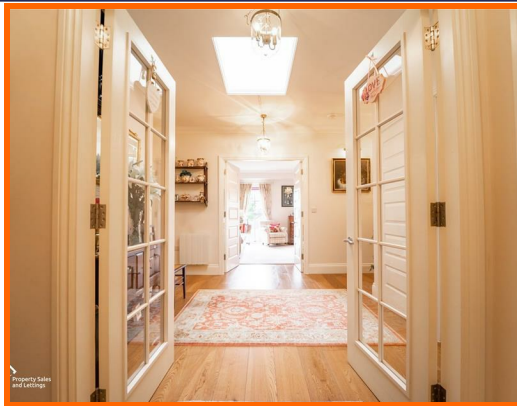


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# £465,000

# Get to know the property



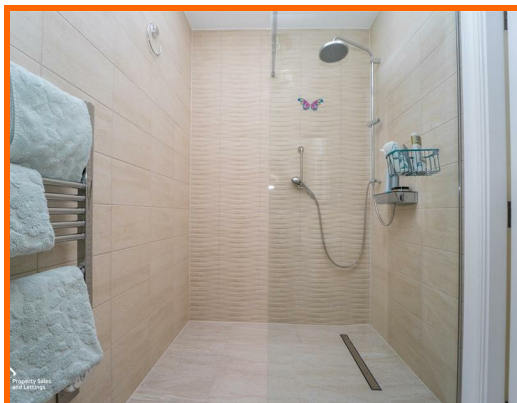
A truly unique and bespoke penthouse apartment — the largest residence in its development, created exclusively for the developer's own family and never before offered to the open market.

Rarely does a property of this calibre come to market. This exceptional penthouse on Elms Road represents a once-in-a-generation opportunity to acquire a genuinely bespoke home, conceived off-plan by combining two full-sized apartments into a single spectacular residence of over 1,700 square feet.

Designed from the outset by the developer for his own family, this is not a standard unit; every decision was made without compromise. The result is the largest apartment in the development by some considerable margin: a spacious, beautifully appointed penthouse that delivers the proportions and prestige of a substantial family home, within the security and convenience of a premier apartment complex.

Positioned in the charming coastal village of Bare, this penthouse enjoys one of Morecambe's most desirable addresses. A short stroll from the seafront promenade, the village offers an exceptional quality of life — independent cafés, boutique shops and the beautiful Morecambe Bay on the doorstep, combined with excellent transport links to Lancaster and beyond.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## The Accommodation

Entering via a welcoming vestibule, the generous entrance hall, along with a cloakroom, and separate guest loo, immediately signals the scale and quality of what lies ahead. Wide and elegantly proportioned, it sets the tone perfectly and provides access to all principal rooms.

The heart of the home is the spectacular open-plan kitchen, dining and living room — a vast, light-flooded space designed for both effortless daily living and impressive entertaining. The bespoke Siematic kitchen features shaker-style cabinetry, luxurious granite worktops, a striking glass splashback, a five-ring Range Master induction hob, a central island with integrated wine cooler and a built-in fridge freezer. UPVC double-glazed leaded doors open to a Juliet balcony, flooding the room with natural light and providing lovely inland views across the rooftops.

A separate, formal sitting room, continues the grandeur of this apartment, featuring an elegant electric live-effect fire with marble surround, electric blinds and a pair of leaded windows.

The master bedroom suite is genuinely exceptional and quite unlike anything typically found within an apartment development. A large, beautifully proportioned double bedroom with Juliet balcony access flows directly into a dedicated dressing room and from there into a luxurious en-suite bathroom, featuring a walk-in rainfall shower, a panelled bath with mixer tap, a wall-mounted sink and fully tiled walls and floor.

The second bedroom is a well-proportioned double room with leaded window, served by the principal family bathroom which also features a walk-in rainfall shower and panelled bath.

A separate utility room off the kitchen provides practical day-to-day storage and laundry facilities, ensuring the main living spaces remain uncluttered.

## Entrance Vestibule

Coving, electric room heater, storage cupboard, wood single glazed French doors lead to Hall, wood effect laminate floor.

## Hallway

Coving, electric wall heater, wall lights, storage cupboard doors leading to WC, reception room one, kitchen, bedroom one, bedroom two, and main bathroom, wood effect laminate floor.

## Reception Room 1

UPVC double glazed leaded windows x 2, electric heater, coving, ceiling rose, chandelier, electric live effect fire with marble surround, wood effect laminate floor, electric blinds.

## Open Place Kitchen / Living Room

UPVC double glazed leaded doors leading to Juliet balcony, two electric room heaters, coving, ceiling rose, chandelier, 7x Spotlights, Siematic Kitchen with shaker style wall and base units, granite worktops, glass splash back, 5 five ring 'Range Master' induction hob, sink with mixer tap, Island with wine cooler, plumbing for dishwasher, built in fridge freezer wood effect laminate floor, door leading to utility, smoke alarm.

## Utility Room

Loft access, panelled in line wall and base units, laminate worktop, single stainless steel sink with mixer tap, plumbing for washing machine. Space for dryer, hot water cylinder, wood effect laminate floor.

## En-Suite

Wood single glazed frosted window, fully tiled walls, electric towel radiator, wall mounted sink with mixer tap, dual flush WC, walk-in direct feed with rainfall shower, tiled floor, en-suite, wood single glazed frosted window, fully tiled walls, wall mounted sink with mixer tap, dual flush WC, walk-in direct feed rainfall shower, panelled bath with mixer tap, rinse head and tiled floor.

## Bedroom One

UPVC double glazed leaded doors to Juliet balcony, coving, two chandeliers, electric heater, open to closet area and built in wardrobe, door leading to en-suite.

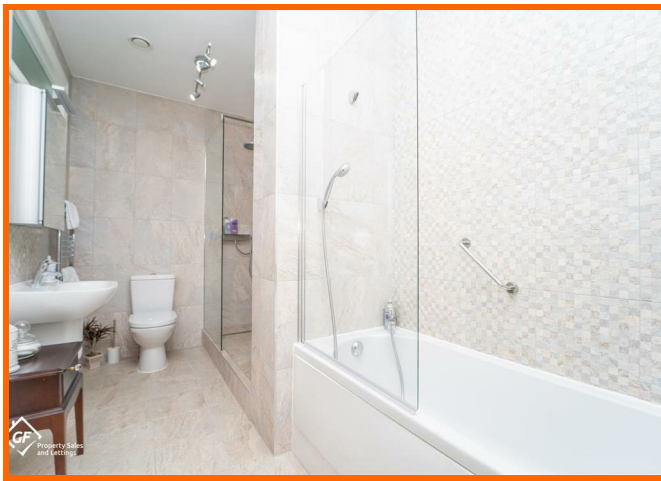
## Bedroom Two

UPVC double glazed leaded window, coving, electric heater.

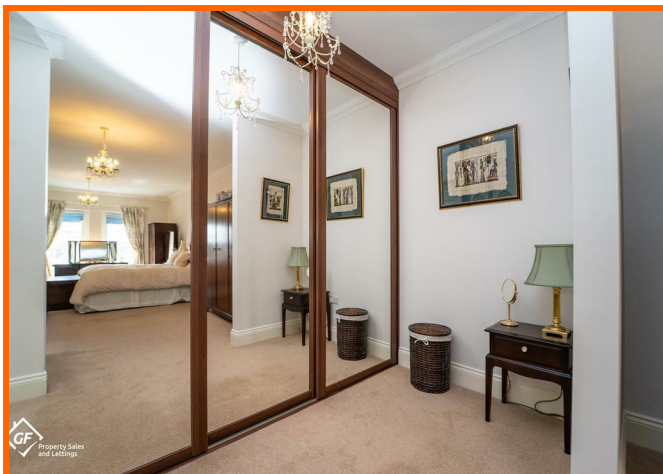
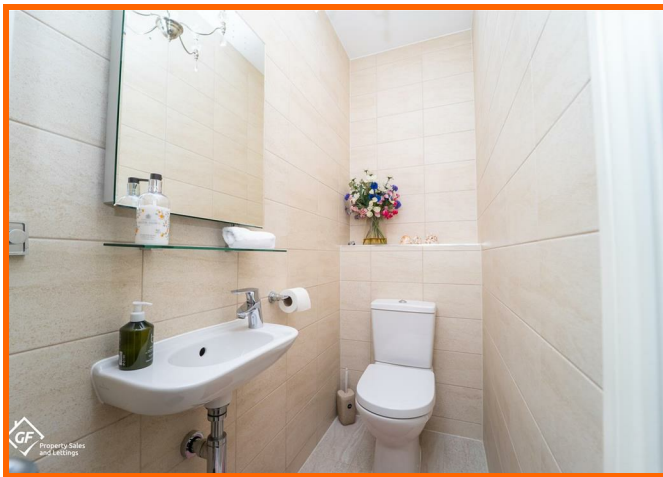
## 2 Allocated Parking Spaces



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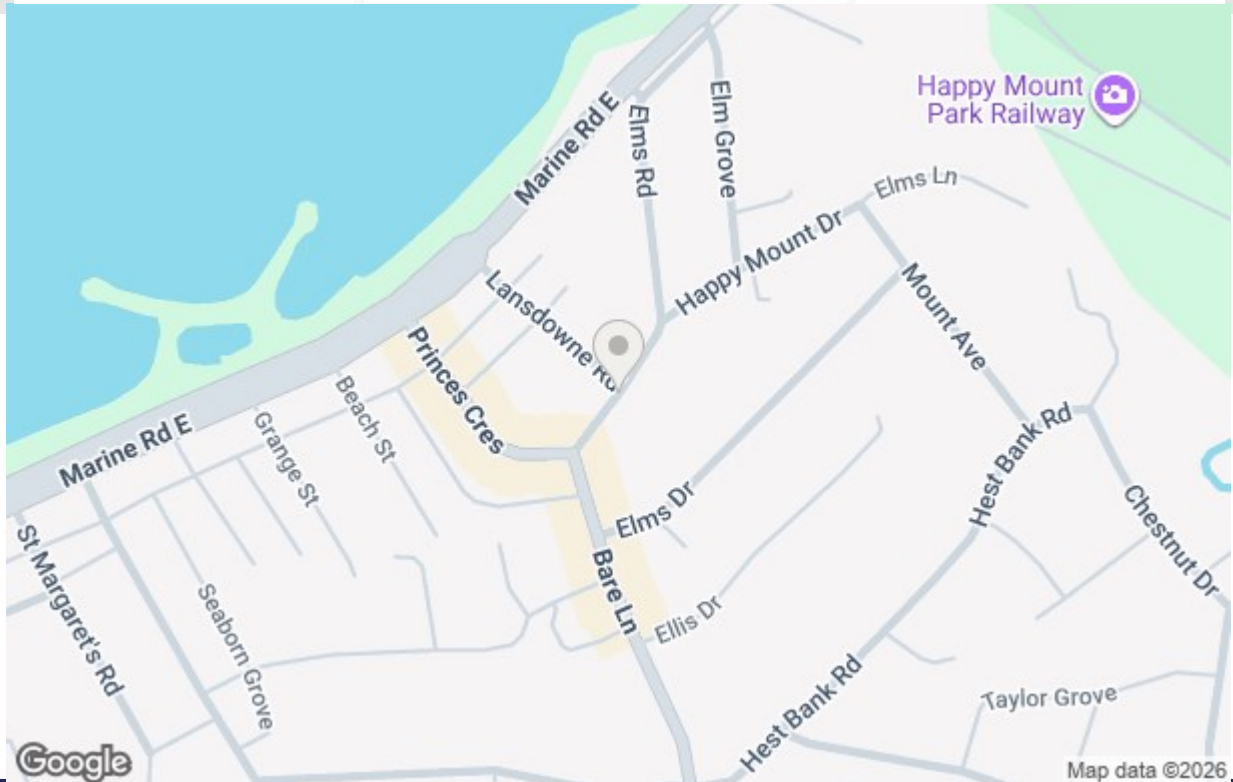
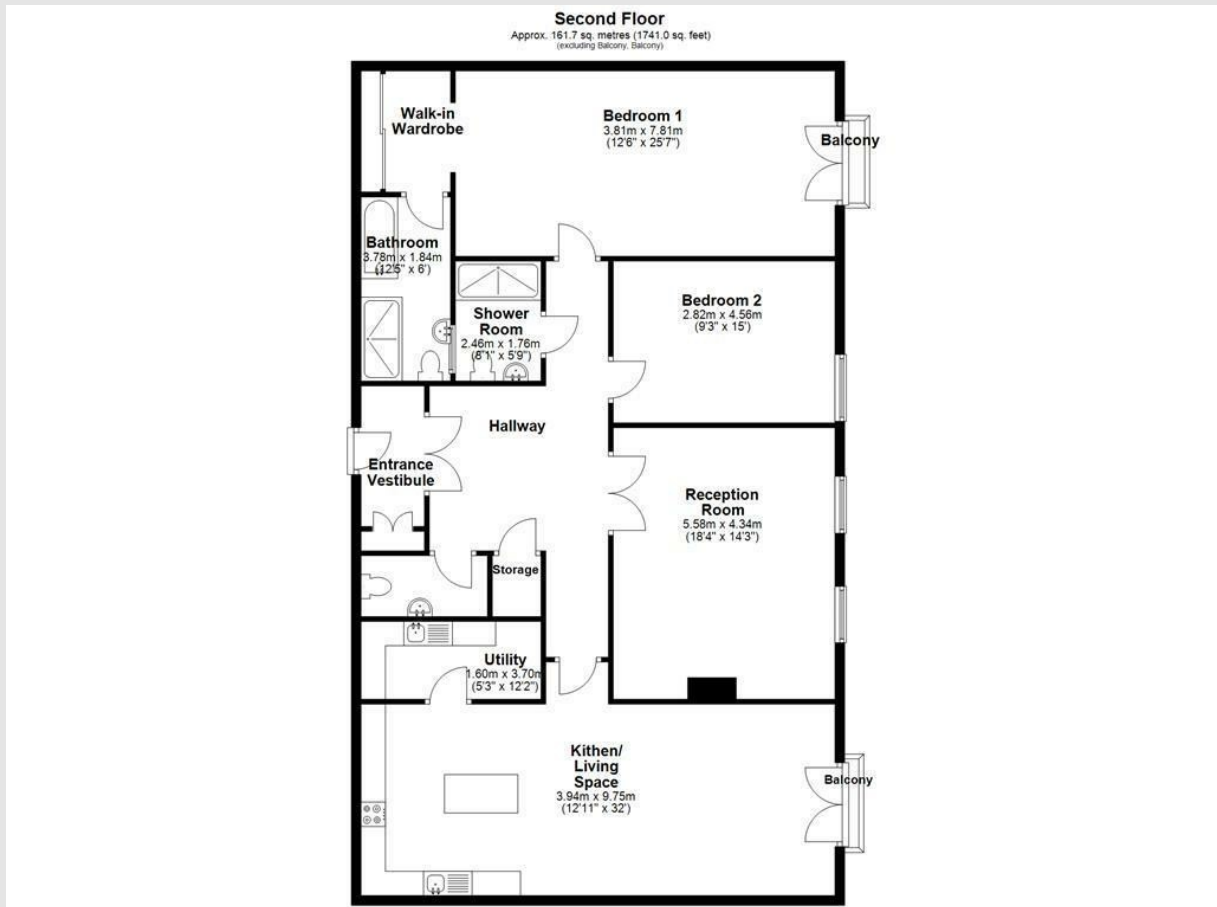
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
71	79

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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