

## 5 Slyne Hall Heights, Slyne, Lancaster, LA2 6EH



**£375,000**



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A stunning barn conversion, currently arranged as a two-bedroom home, but offering fantastic potential to be transformed into a three-bedroom property. The first floor in particular showcases an impressive amount of space, currently used as a lounge and office, which could easily be reconfigured to create an additional bedroom, complete with a Jack and Jill bathroom, making it an incredibly versatile and exciting opportunity. Step through the door into a spacious and impressive entrance hallway, where Karndean flooring flows seamlessly through to the dining room. The ground floor also offers a handy cloakroom, a wonderful lounge enjoying lovely views over the garden, and a well-appointed kitchen featuring solid oak cabinetry and integrated appliances.

The first floor is a real highlight—stunning in both space and flexibility, with beautiful views across the surrounding countryside. There are two generous double bedrooms, with the principal bedroom benefitting from an en-suite bathroom, while the second bedroom enjoys its own en-suite shower room.

To the front, there is a charming, well-established cottage garden, creating an inviting first impression. The property also benefits from a double garage, which houses an EV charger, battery and solar panel inverter. In addition, there is a further garden area featuring a variety of fruit plants and trees, along with a dedicated vegetable patch, perfect for those looking to enjoy a more self-sufficient lifestyle.

Stunning elevated views stretch over Morecambe Bay towards the Lakeland Fells, as well as across the countryside in the direction of the

Trough of Bowland.

The property is located within the historic village of Slyne, close to neighbouring coastal villages including Bolton-le-Sands and Hest Bank, both set along the shores of Morecambe Bay. The village offers a range of local amenities, including two popular pubs.

Conveniently positioned for commuters, there is easy access to the M6 motorway via Junction 35

### Entrance Hallway



Karndean flooring, stairs to the first floor, radiator, coat and boot room with storage space, plumbing for washing machine, Vaillant combi boiler.

### Cloakroom



Double glazed frosted window to the front, wash hand basin, radiator, luxury vinyl flooring, W.C.

### Lounge



Double glazed windows to the front with lovely views over the garden, feature fireplace with inset coal effect gas fire, carpeted floor, radiator.

### Kitchen



Double glazed window to the rear providing plenty of natural light. The kitchen is fitted with a range of solid oak cabinets complemented by tiled work surfaces, display cabinets, a breakfast bar, and a wine rack and a composite sink.

Double glazed door leading to the side entrance, Hotpoint dishwasher, tiled flooring, and kickboard fan heaters operated on a separate thermostat, integrated fridge and freezer. Cooking facilities include a Hotpoint four-ring gas hob with extractor hood, an integrated electric oven, and an integrated microwave oven and grill.

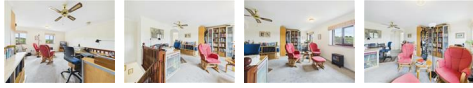
### Dining Room



Double glazed window to the rear, Karndean flooring, radiator.

### First Floor

**Lounge/Office**



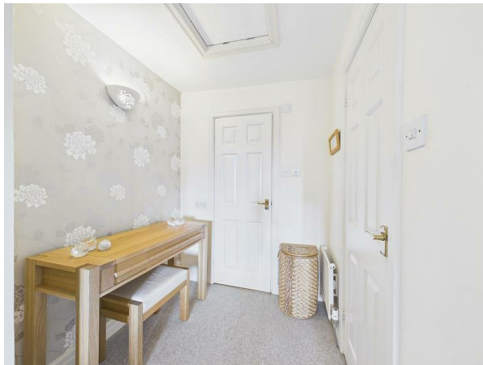
Outstanding space is offered here with double glazed windows to the front offering glorious views over the countryside, carpeted floor and radiators. Currently used as a lounge and office, this could easily be reconfigured to create an additional bedroom, complete with a Jack and Jill bathroom.

**Bedroom One**



Double glazed window to the rear, carpeted floor, radiator.

**Dressing Area**



A spacious dressing area offers a great space and practical layout. A walk-in wardrobe with lighting, carpeted flooring, radiator, access to the loft which has a ladder and is part boarded, door to the en-suite.

**En-Suite Bathroom**



Double glazed frosted window to the front, jacuzzi bath with thermostatic shower, vanity unit with "his and hers" wash hand basins, underfloor heating, shelved storage, extractor fan, tiled flooring, heated towel rail, W.C.

**Bedroom Two**



Double glazed windows to the side and rear, offering views over the courtyard, carpeted floor, radiator, door to the en-suite.

**En-Suite Shower Room**



Frosted double glazed window to the side, double shower cubicle with thermostatic shower, wash hand basin, underfloor heating, heated towel rail, tiled flooring, W.C.

**Outside**



A charming walled, south-east facing cottage garden enjoys a beautiful climbing hydrangea, a flowering cherry tree, and a lawn bordered by a variety of established plants and shrubs. There is also a patio area, along with a gate providing access to the garages.

Adjacent to this, an additional garden area offers apple and damson trees, along with fruit plants including rhubarb, blackcurrant, and raspberries, as well as a dedicated vegetable plot, ideal for those with an interest in growing their own produce.

To the front, the property benefits from off-road parking and access to the garages. To the rear, a delightful courtyard and separate patio area provide further outdoor space.

**Double Garages**

Double garage comprising a garage area, workshop, and store room.



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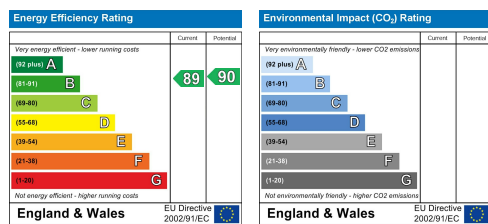


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The property benefits from two electric up-and-over doors, along with power and lighting throughout. Additional features include an EV charger, plumbing for a washing machine, and a door providing access to the rear of the house. The space also houses a solar panel inverter and battery, adding to the property's energy efficiency.

**Useful Information**

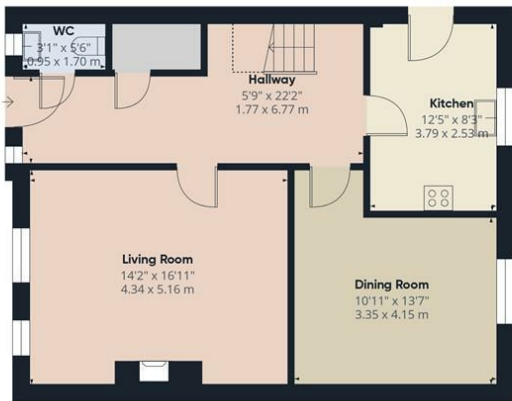
No Onward Chain  
 Tenure Freehold  
 Council Tax Band (E) £2,943  
 21 solar panels installed in 2011 (3.99kW), offering excellent energy efficiency and helping to significantly reduce running costs. The income from the solar panels is far greater than the energy costs  
 Two batteries and inverters, EV charger  
 New Boiler January 2026  
 Garage doors replaced.  
 There is a Residents Association. This is voluntary and the only members are the residents of Slyne Hall Heights. It is not a management company.  
 At the moment each house pays £50 a year which covers costs such as lights on the road etc.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1691 ft<sup>2</sup>  
157.1 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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