

HOUSECLUB
ESTATE AGENCY

Craigholme House, 70 Crag Bank Road, Carnforth, LA5 9JH

£550,000









Inside The Home

Combining the charm and character of a traditional period property with beautifully designed modern living spaces, this truly individual home offers an inspiring lifestyle for growing families, professionals and those seeking versatile accommodation. Having undergone an extensive programme of renovation and improvement, including substantial double-storey side and rear extensions, this impressive property offers a wonderful blend of character, comfort and contemporary style.

Entry is via a recently installed double-glazed front door, opening into the spacious lounge. The current owners have thoughtfully removed the dividing wall between the former lounge and dining room, creating a generous, open reception space that feels both welcoming and sociable. A beautiful box bay window draws in natural light, while a striking log-burning stove provides a cosy focal point, complemented by a further open chimney breast that retains the property's traditional appeal. The result is a lovely balance of period character and modern styling, with a relaxed, almost rural feel. The real heart of the home is the impressive rear extension, where a stunning open-plan kitchen/diner provides the perfect setting for modern family life. The contemporary kitchen features stylish cabinetry, extensive worktop space and attractive under-cupboard lighting, creating a practical yet elegant environment for cooking and entertaining. Skylights enhance the natural light, while sliding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A further log-burning stove adds warmth and atmosphere, making this a wonderful space in which to cook, dine, entertain, play or simply relax together. Accessed from the lounge, the ground-floor side extension provides a beautifully presented double bedroom, complete with patio doors opening onto the front garden. A modern en-suite shower room adds convenience and flexibility, making this an ideal space for guests, older relatives or those seeking ground-floor accommodation. Further practical features include a useful utility room on the first floor, providing dedicated space for laundry appliances and everyday household essentials. The property also benefits from a cellar which has been damp-proofed, offering valuable additional storage.

The first floor of the original house retains three bedrooms, comprising two doubles and a single, offering flexibility for families of all sizes. Whether required as children's bedrooms, a home office, a dressing room or a dedicated playroom, these rooms provide plenty of scope to suit individual needs. A family bathroom serves this part of the accommodation and comprises a three-piece suite. The double-storey side extension continues upstairs to an exceptional master bedroom suite. Beautifully designed to create a light and tranquil retreat, this generous double bedroom benefits from fitted wardrobes and an impressive en-suite bathroom. A freestanding bath sits beneath a large skylight, flooding the space with natural light, while a separate shower adds everyday practicality. The contemporary finish and thoughtful design create a luxurious sanctuary away from the main living areas.

The renovation has been extensive, with improvements including updated electrics, boiler, plumbing and roofing, alongside underfloor heating to the kitchen/diner.

A home that truly offers the best of both worlds, this distinctive property combines traditional architecture with contemporary design, generous entertaining space and highly versatile bedroom accommodation. Ideally suited to modern family living, it also offers excellent potential for multigenerational households, home working or those simply looking for something a little different. Conveniently positioned for access to the M6 and Bay Gateway, the property is well placed for commuting, while local schools and everyday amenities further enhance its appeal. A truly individual home offering space, character and a lifestyle to match. Early viewing is highly recommended to appreciate the scale, design and versatility of this exceptional property.

Let's Take A Closer Look At The Area

Located on Crag Bank Road in the popular area of Crag Bank, Carnforth, this fantastic home caters for a number of buyers. With highly regarded local primary and secondary schools, the M6 motorway a short drive away and Carnforth Train station within a 10 minute walking distance providing exceptional access to the West Coast Mainline. With a multitude of local shops, eateries, pubs and three supermarkets, as well as doctors, dentists, you name it, and likely Carnforth will have it. The historic Lancaster Canal provides an excellent scenic walk linking Carnforth with Lancaster City centre as well as the surrounding countryside.

Let's Step Outside

The exterior of this exceptional home has received just as much attention as the interior, with beautifully landscaped front and rear gardens representing a huge investment and creating an immaculate setting. To the front, the property is approached via an attractive brick boundary with gated access, providing an appealing sense of privacy and kerb appeal. The thoughtfully landscaped garden features a charming pond, adding a tranquil focal point, while decking is currently being installed in front of the patio doors to further enhance the connection between the living accommodation and outdoor space. To the rear, the garden is predominantly laid to lawn, complemented by a generous paved seating area, ideal for outdoor dining, entertaining and enjoying the warmer months. Off-road parking is also available to the rear, with space for multiple vehicles.Modern, beautifully maintained and finished to an impressive standard, the gardens are a real highlight of this unique property, offering an attractive combination of practicality, thoughtful design and wonderful outdoor living space.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN55437

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





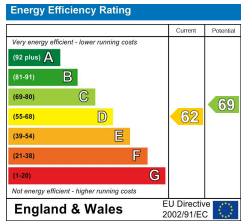








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