

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Silverdale

£375,000

Elm House, Cove Road, Silverdale, Carnforth, Lancashire, LA5 0SQ

Are you looking for a property that you can just walk into and is situated in an Area of Outstanding Natural Beauty? This property has been completely refurbished throughout from the wiring and plumbing to the kitchen and bathroom. Tastefully decorated and beautifully presented in the desirable village of Silverdale.

With dining kitchen, utility room and cloakroom to the ground floor and the living room, two double bedrooms and bathroom to the first floor. Garage, off road parking and beautiful private garden. Perfect for a lock up and leave or family home.

Quick Overview

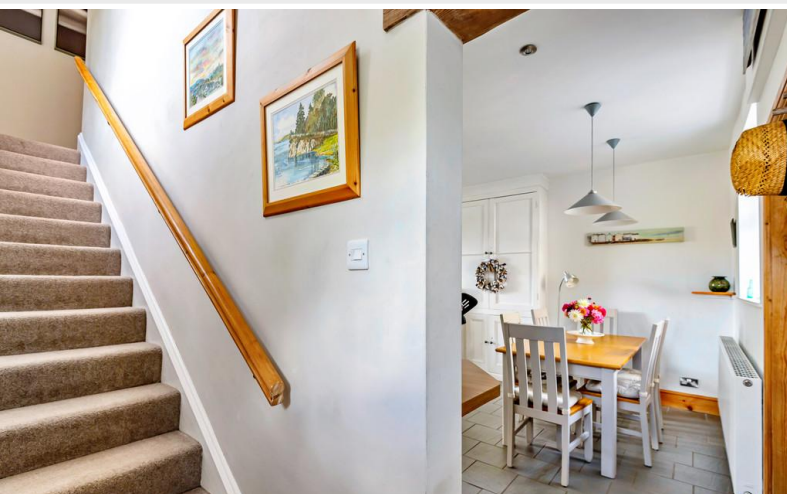
Attractive Two Bedroom Semi-Detached Stone Cottage
One Reception Room, Upstairs Bathroom and Downstairs WC
Well Maintained Mature Gardens
Convenient Location
No Chain
Off Road Parking and Garage
Short walk to The Cove and Seashore
Situated in Arnside and Silverdale AONB
Traditional Features
Ultrafast 1000Mb Broadband Available*



Property Reference: C2227



Entrance



Entrance Hall



Dining Kitchen



Dining Kitchen

Property Overview Enter this cosy quintessential country cottage through the canopy entrance, continue through to the dining kitchen fitted with an attractive range of shaker style wall, base and drawer units with complimentary work surfaces and a inset grey granite sink with drainer and tiled uplifts. Integrated appliances include Bosch fridge, Beko dishwasher and a Cuisinmaster range style cooker with three ovens, five ring gas hob and extractor above inset into the chimney breast. This large open room has space for dining table and chairs and has plenty of storage cupboards.

To the rear of the room there is access to the garden and a door that leads into the downstairs cloakroom, perfect for cleaning up after a day of gardening or on the beach with W.C and vanity hand wash basin with storage cupboard underneath. The downstairs of this lovely cottage also benefits from the utility room with base units and complimentary work surfaces, integrated Bosch freezer, freestanding Siemens washing machine and a wall mounted Worcester Bosch boiler.

To the first floor you will find the spacious yet cosy bright living room, two double bedrooms and the family bathroom. The living room benefits from a multifuel log burner sat on a stone hearth with exposed brick surround, perfect for winter evenings. The large living room and large master bedroom benefit from dual aspect with glimpses of the sea through the trees.

The family bathroom is fitted with a four piece suite comprising of; panelled bath, corner shower cubicle with a rainfall shower, W.C and a vanity hand wash basin with storage cupboard underneath. With attractive tiled flooring and part tiled walls. The property also benefits from three mains fitted smoke alarms and three internal fire doors.

Outside Elm House benefits from a well maintained south facing garden with raised planted borders, fruit trees plants and shrubs. Lawned area, a gravelled area and Indian stone patio perfect for outside table and chairs great for entertaining. With twin outside electrical sockets and a mains connected tap.

Garage With up and over door, newly installed garage roof and rebuilt side wall.

Parking Off Road parking space located in front of the garage.

Location From the Hackney & Leigh Carnforth Office, turn left and leave Carnforth heading towards Warton.



Living Room



Dining Kitchen



Cloakroom



Living Room



Living Room



Bathroom

On entering the village turn left onto Sand Lane and follow this road for approximately 2.5 miles until you reach a T-junction. Bear left onto Slackwood Lane and continue along this road through Silverdale village for approximately 1.5 miles. Turn left into Cove Road and follow for approximately half a mile until you get to a sharp right hand turn. Directly ahead there is the access to Cove House, the property is situated on the right hand side as you enter the driveway and can be located by our 'For Sale' board.

From the Hackney & Leigh Arnside office, follow The Promenade bearing left past The Albion pub onto Silverdale Road. Follow the road out of Arnside to Silverdale passing Holgates Holiday Park on your left. Continue along Cove Road, turning right on a sharp right hand bend. Directly ahead there is the access to Cove House, the property is situated on the right hand side as you enter the driveway and can be located by our 'For Sale' board.

Elm House is located in the highly desirable village of Silverdale, being only a short walk from the main centre of the village and The Cove, being perfectly situated for a lock up and leave. Silverdale has a range of amenities including, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status and making it ideal for a weekend retreat. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

What3Words [///date.crab.treetop](https://www.what3words.com/)

Accommodation (with approximate dimensions)

Dining Kitchen 18' 0" x 16' 4" (5.49m x 4.98m)

Living Room 18' 0" x 16' 4" (5.49m x 4.98m)

Bedroom One 18' 2" x 9' 9" (5.54m x 2.97m)

Bedroom Two 10' 5" x 9' 3" (3.20m x 2.82m)

Property Information

Services Mains electricity, mains gas, mains water



Bedroom One



Bedroom Two



Garden



Garden



The Cove

and private drainage via shared septic tank. B4RN Fibre Broadband.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Council Tax Lancaster City Council - Band A.

Tenure Freehold.

Please note bedroom one, bedroom two and the bathroom are part of a flying freehold. The property owns the freehold and a yearly peppercorn rent is paid to Elm House.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



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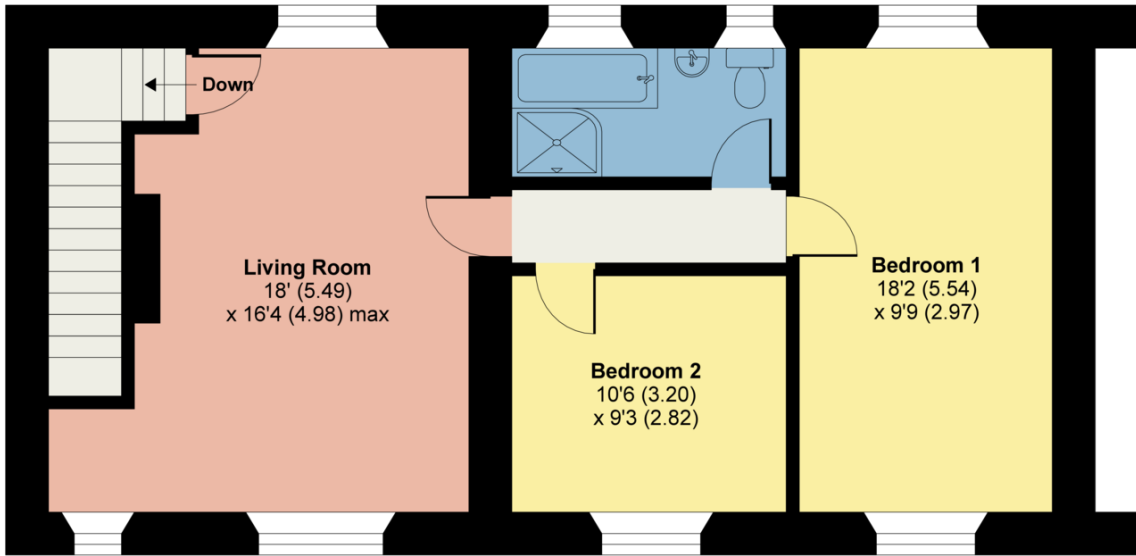


Approximate Area = 1022 sq ft / 94.9 sq m

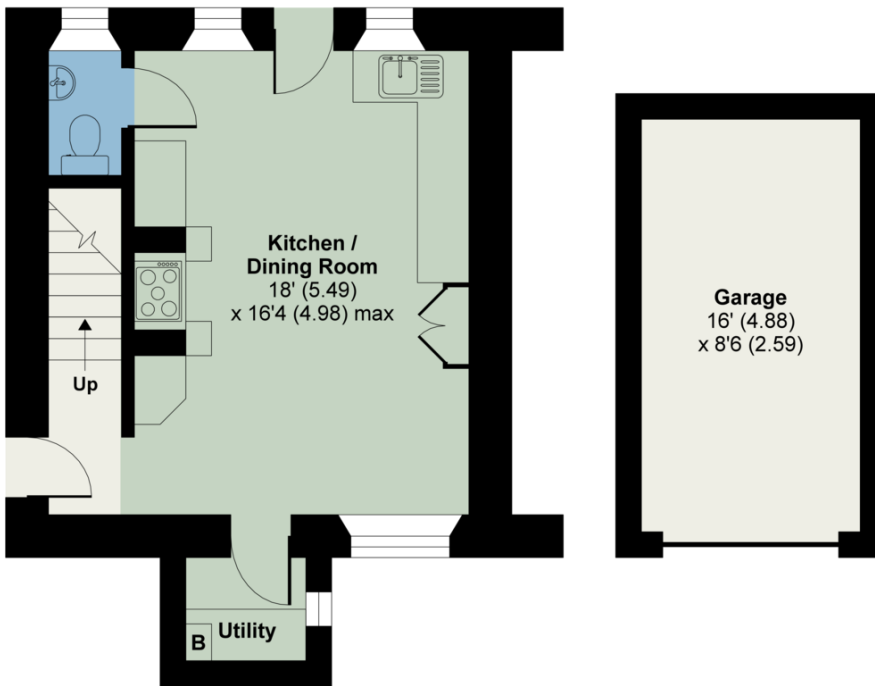
Garage = 136 sq ft / 12.6 sq m

Total = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 892717

A thought from the owners.....Our cottage is an oasis of calm in an area of outstanding natural beauty. Its a real gem!

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Request a Viewing Online or Call 01524 737727