



30 Emesgate Lane





30 Emesgate Lane

Silverdale, Carnforth, LA5 0RF

Situated centrally in the sought after village of Silverdale this beautiful four bedroom family home is deceptively spacious and tastefully decorated throughout, with superb walled gardens and close to all the local amenities the village has to offer, this property is not to be missed, call our office today to secure a viewing

Quick Overview

Four Bedroom Detached Family Home
 Four Double Bedrooms
 Immaculately presented Throughout
 Two Reception Rooms
 Utility Room And Office Space
 Sought After Location Close To Amenities
 Located in Arnside and Silverdale AONB
 Gardens with Patio Area & Lawns
 Double Garage & Ample Off Road Parking
 Ultrafast Broadband 1000mbps*



Location

Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Emesgate Lane, with a well regarded primary school, two churches, 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. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

Bright & Airy Kitchen

30 Emesgate Lane is a beautiful family home, lovingly extended and renovated by the current owners.

Enter into the home from the driveway into a warm and welcoming breakfast kitchen that has been finished to the highest standards. Fitted with a range of wall and base units in light grey shaker style with complementary worksurfaces and tiled splash backs, with breakfast bar and Amtico flooring complementing the stylish scheme. Integrated appliances include, Zanussi electric hob, built in oven, microwave, dishwasher and fridge-freezer.

Specifications

Kitchen

13' 2" x 11' 4" (4.01m x 3.45m)





Cosy Nights In

Specifications

Snug Living Room
21' 11 max" x 11' 1" (6.68m x 3.38m)

Steps down from the kitchen lead you into the snug. The multifuel stove and feature black limestone hearth, create a warm and cosy feel perfect for the colder nights in. The snug also benefits from under stairs storage and built in cupboard. There is an inner hallway which provides access to bedroom four, a spacious double with feature cast iron fireplace and ample room for wardrobes and further furniture to suit.



Entertaining Space

Returning back to the inner hallway continue through to the more formal family living dining room, with bay window to the front aspect flooding the room with natural daylight. The spacious room is fantastic for entertaining family and friends with seating area to the front and separate dining space with plenty of room for a large table and chairs. The modern stylish décor is complemented by Kardean flooring in the dining area that continues through to the office just off from the living space.

To the side of the living dining room is the front entrance to the home which the current owners have converted to a useful utility room the perfect space after muddy walks in the AONB. Fitted with a range of wall and base units complementary worksurfaces and tiled splashbacks, a single sink and drainer and plumbing for washing machine, space for tumble dryer and additional appliances if needed. At the rear is a shower room with double shower unit, pedestal wash basin and low level W.C.

Specifications

Living/Dining Room
24' 10" x 13' 1" (7.57m x 3.99m)

Office Space
6' 9" x 4' (2.06m x 1.22m)

Utility Room
12' 3" x 7' 9" (3.73m x 2.36m)





Bedrooms

Specifications

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three

11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom Four

10' 11" x 10' 3" (3.33m x 3.12m)

Return back to the inner hallway and ascend the stairs to the first floor where you will find three double bedrooms all immaculately presented with modern stylish décor. Bedroom one is to the front aspect with bay window flooding the room with natural daylight. Fitted with an array of built in wardrobes there is ample room for a king size bed and further furniture to suit. Bedroom two and three are also well proportioned doubles with bedroom two having fitted wardrobes and both have space for double beds and further furniture.

The family bathroom is immaculately presented and fitted with a three piece suite comprising of, panelled bath with shower over, vanity wash basin and low level W.C. Modern tiling and Amtico flooring really give it the WOW factor.







Outside and Parking

Specifications

Garage
19' 8" x 16' 7" (5.99m x 5.05m)

Stunning walled cottage style gardens surround this property and make it a private haven for any green fingered new owners, there are a multitude of mature shrubs, bushes, plants, hedgerows and trees with acer, bamboo, cersis and tree peony to name a few.

To the side of the property there is a large driveway with a lawned area, patio and a hard standing at the back of the garage providing extra space for wood storage, the garage itself has an electric door and a mezzanine floor providing ample storage.

To the back of the property there is another lovely patio area laid in black limestone with space for outdoor furniture making a superb outdoor entertaining space, steps up from here take you to a lawned area that wraps around the property and has a summerhouse style shed perfect for housing gardening tools. Through the gated entrance you have a good sized driveway, easily enough to fit four or five cars, perfect for growing families. There is also a large garage that the current owners use for storage.

Important Information

Services:

Mains gas, water and electricity.
Private Drainage. 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. We can recommend several local firms who may be able to assist.

Council Tax Band :
Lancaster City Council - F

Energy Performance Certificate:

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

Tenure:

Freehold.

What3words:

///puzzles.goodbyes.salary



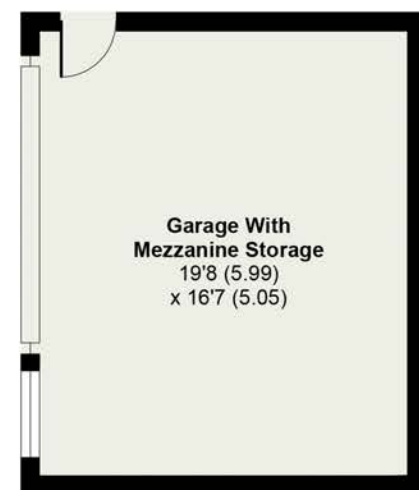
Emesgate Lane, Silverdale, Carnforth, LA5

Approximate Area = 1780 sq ft / 165.3 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 2106 sq ft / 195.5 sq m

For identification only - Not to scale



Garage With
Mezzanine Storage
19'8 (5.99)
x 16'7 (5.05)



GROUND FLOOR

Kitchen
13'2 (4.01)
x 11'4 (3.46)

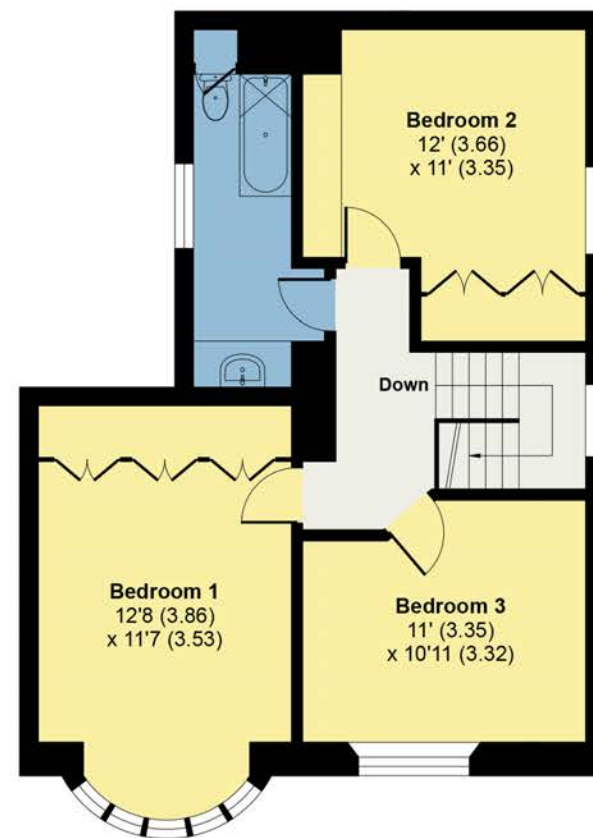
Office
6'9 (2.06)
x 4' (1.22)

Snug
14'1 (4.29)
x 11'1 (3.38)

Utility
12'3 (3.73)
x 7'9 (2.36)

Diner / Living Room
24'10 (7.57)
x 13'1 (3.99)

Bedroom 4
10'11 (3.33)
x 10'3 (3.12) min



FIRST FLOOR

Bedroom 1
12'8 (3.86)
x 11'7 (3.53)

Bedroom 3
11' (3.35)
x 10'11 (3.32)

Bedroom 2
12' (3.66)
x 11' (3.35)

Down

Up



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 964332



Directions

30 Emesgate Lane, Silverdale,
Carnforth, LA5 0RF

From the Arnside office head west on B5282 The Promenade bearing left onto Silverdale Road leading onto Arnside Road, continue on this road heading towards the cove, passing Holgate's holiday park on your left and the sea on your right you will bear left onto Cove Road follow for approximately half a mile and turn right onto Emesgate Lane, number 30 can be found on your left just before the fire station.



**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Arnside office:

Call us on 01524 761806

The Promenade, Arnside, Cumbria, LA5 0HF
arnsidesales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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