



## Bolton Le Sands

£450,000

The Orchard, Town End, Bolton Le Sands, Carnforth, Lancashire, LA5 8JF

This exceptional true bungalow offers an abundance of space with two spacious bedrooms and three versatile reception rooms, allowing you to create your dream living environment with further potential to extend into the loft (subject to consents).

The bungalow boasts breath taking, far-reaching views of the mesmerizing Morecambe Bay, meticulously maintained and well-stocked gardens and double garage with ample off road parking. Don't miss out on the chance to own this remarkable true bungalow with its captivating views, bright living spaces and the potential for further expansion.

### Quick Overview

Detached True Bungalow with Potential to Extend into the Loft (subject to consents)

Two Bedrooms and Three Receptions

Bright Well Presented Living Spaces

Stunning Views of Morecambe Bay

Popular Village Location

No Onward Chain

Well Stocked and Maintained Gardens and Patio

Double Garage and Off Road Parking

Close to Transportation Links and Amenities

Ultrafast 1000Mbps\* Broadband



2



1



3



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Ultrafast  
Broadband



Garage and Off  
Road Parking

Property Reference: C2287



Living Room



Sitting / Dining Room



Sitting / Dining Room



Conservatory

**Location** Located in the charming village of Bolton le Sands, this property offers convenient access to local amenities and canal walks. Situated within easy reach of both Lancaster and Morecambe, this picturesque village is well-connected to major transport links, including the M6 motorway and the West Coast mainline. The village itself offers a range of local shops, pubs, and restaurants, as well as stunning canal and coastal walks and panoramic views of Morecambe Bay. With its idyllic location, this property presents a unique opportunity to enjoy the best of both worlds - a tranquil village lifestyle with easy access to the wider area.

**Property Overview** Welcome to this remarkable property, where luxury and functionality harmoniously blend together. Step into the spacious entrance hall, setting the tone for the impressive features that await you. To the rear of the property, you'll find two generously sized double bedrooms adorned with fitted furniture, ensuring ample storage space.

As you make your way to the right, you'll enter the living room, a bright and airy space illuminated by bay windows that offer picturesque views of the beautiful garden and the expansive landscapes stretching towards Morecambe Bay. Moving seamlessly from the living room, you'll discover a captivating conservatory, bathed in natural light and adorned with glazed panels, fans, and skylights. This exquisite space opens up to the garden and patio seating areas, allowing you to fully immerse yourself in the tranquil surroundings.

Heading back to the hallway, to the left lies the sitting room, featuring bay windows that provide an ideal vantage point to soak in the breathtaking views. A focal point in this room is the electric coal effect fire with a stone surround, adding warmth and charm to the space. All the reception rooms are designed to maximize natural light and showcase the stunning gardens and bay views on offer.

An inner hallway beckons, leading to a door that provides access to the front of the property and access to the loft which has potential for further expansion, subject to the necessary consents. To the left of the inner hallway, you'll find a tastefully designed shower room, complete with a vanity sink unit and storage, a shower enclosure equipped with a Mira shower and a WC.

The spacious kitchen diner awaits your culinary adventures, boasting an abundance of natural light, thanks to windows both at the front and rear of the room. It offers a range of wall and base units, a breakfast bar, a stainless steel sink unit and drainer, and complementary worksurfaces. High-end appliances include an eye-level Neff hide and slide electric oven, space for an integrated microwave, a Stove 4-ring hob with an extractor hood, and integrated fridge and freezer. The breakfast bar and ample dining space make it a perfect spot for gathering with family and friends.



Wonderful Gardens



Kitchen Diner



Kitchen Diner



Bedroom Two



Bedroom One



Shower Room

Descending the steps from the kitchen diner, you'll find a convenient utility room equipped with base units, worksurfaces, a stainless steel sink, a skylight, and a WC. This room also provides access to the garden, workshop, and double garage. The workshop is a haven for DIY enthusiasts, offering plenty of storage, shelving, a workbench, drawers, and a skylight.

This property showcases a perfect blend of elegance, functionality, and stunning views, providing you with an extraordinary living experience in a sought-after location.

**Outside** Immerse yourself in a botanical paradise at this extraordinary property. Step into a colourful garden oasis, where vibrant flowers, lush shrubs, and majestic trees create a feast for the eyes. Enjoy ultimate privacy in this well-screened sanctuary, perfect for peaceful moments or entertaining on the inviting patio area. Discover the rich history of the area with a unique historic air raid shelter nestled within the garden, a fascinating reminder of the past. Elevated patio areas offer panoramic views, while a meticulously laid lawn provides space for relaxation and outdoor activities. Let your green thumb flourish with designated areas for potted plants, complemented by a convenient water supply. As a special bonus, revel in exclusive access to the nearby canal, inviting you to explore the tranquil waters and picturesque surroundings. Indulge in the beauty and possibilities of this captivating garden, a true haven of natural wonders and historic charm.

**Garage & Parking** The double garage provides ample space for parking vehicles and additional storage. With both pedestrian access internally and externally, convenience is at your fingertips. Inside the garage which has an electric up and over door, you'll find storage options for keeping your belongings organized. It also houses a gas boiler, ensuring efficient heating and hot water throughout the property.

With a generously sized gated driveway and private lay-by, you'll have ample space to park multiple vehicles.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and head out of Carnforth, over the mini roundabout and into Bolton Le Sands. Carry on along through Bolton Le Sands proceed straight through the third set of traffic lights. The Orchard is 50 metres beyond the traffic lights on the left, immediately after the turning for Town End.

**What3Words** ///discusses.pulsing.voice



Far Reaching Bay Views



Double Garage and Ample Parking



Canal Access



The Orchard



Ordnance Survey 01054082

#### Accommodation (with approximate dimensions)

**Living Room** 13' 11" x 11' 10" (4.24m x 3.61m)

**Sitting Room / Dining Room** 13' 11" x 11' 10" (4.24m x 3.61m)

**Kitchen Diner** 16' 3" x 9' 8" (4.95m x 2.95m)

**Conservatory** 15' 5" x 11' 5" (4.7m x 3.48m)

**Utility Room** 5' 10" x 9' 03" (1.78m x 2.82m)

**Garage** 19' 8" x 17' 10" (5.99m x 5.44m)

**Workshop** 5' 10" x 10' 01" (1.78m x 3.07m)

**Bathroom**

**Bedroom One** 11' 09" x 9' 11" (3.58m x 3.02m)

**Bedroom Two** 9' 11" x 9' 5" (3.02m x 2.87m)

#### Property Information

**Services** Mains gas, water and electricity.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax Band E - Lancaster City Council**

**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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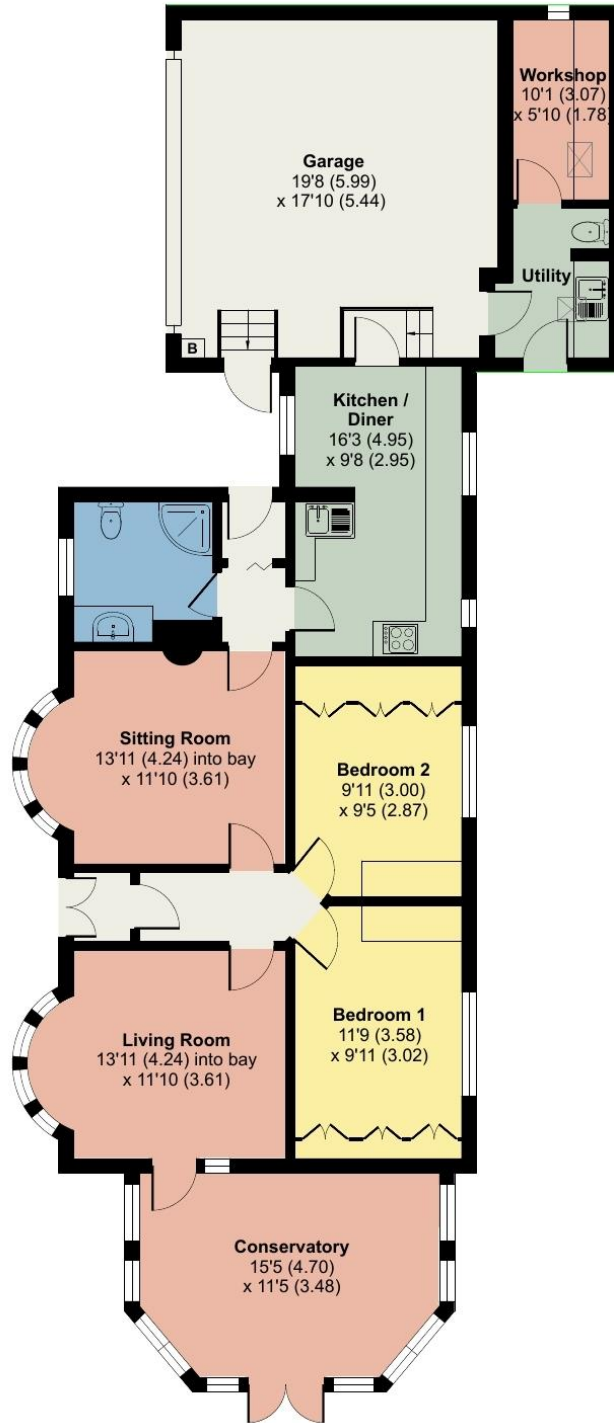
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# Town End, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1539 sq ft / 142.9 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 980306

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