



8 Woodlands Drive



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Silverdale, Cumbria, LA5 0RU

Introducing 8 Woodlands Drive, the perfect property for those seeking a home that combines lifestyle and luxury. Said to have been originally crafted for an American actress during the 1960s, this exquisite residence offers an abundance of space and opulence.

Step inside to discover a grand main house featuring five bedrooms, two reception rooms, and a magnificent wraparound balcony, offering panoramic views of the surroundings towards the Bay. Additionally, a remarkable self-contained one-bedroom annexe below provides versatility and convenience. Located in the highly sought-after Village of Silverdale, this property offers the best of both worlds. Enjoy the charm and warmth of village life, with the Village pub just a stone's throw away, while only a short five-minute drive separates you from the inviting beach.

Don't miss the opportunity to call 8 Woodlands Drive your home. Experience the ultimate blend of comfort, elegance, and an enviable location. Contact us now to arrange a viewing and immerse yourself in the splendour of this remarkable property.

### Quick Overview

Impressive Detached Art Deco Style House

Two Reception Rooms

Five Bedrooms

Wrap Around Balcony

One Bedroom, One Reception Self Contained Annexe

Period Style Features

Garden, Off Road Parking & Garage

Stunning Views Towards The Bay

Within the Arnside & Silverdale AONB

Ultrafast Broadband 1000mbps\*



## Location

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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.

# Light & Bright Living Spaces

This remarkable property offers a blend of elegance and period features, creating an atmosphere reminiscent of Hollywood glamour. Step through the double doors into the fabulous hallway and prepare to be amazed.

The main floor boasts an extraordinary lounge featuring an open log burner with a marble surround and hearth. The bay window, with double doors, leads to a wrap-around balcony, offering stunning views. Adjacent to the lounge is a dining room fit for royalty, adorned with decorative coving and another bay window overlooking the side garden.

## Specifications

**Entrance Hall**  
20' 09" x 14' 09" (6.32m x 4.5m)

**Living Room**  
27' 00" x 23' 05" (8.23m x 7.14m)

**Dining Room**  
19' 11" x 14' 11" (6.07m x 4.55m)





## Modern Kitchen

### Specifications

#### Kitchen

24' 01" x 14' 03" (7.34m x 4.34m)

#### Utility

11' 11" x 9' 09" (3.63m x 2.97m)

Continuing on, you'll discover a modern kitchen with a cozy American diner feel. This well-equipped kitchen boasts fitted wall and base units, quartz worktops, built-in Hotpoint fridge drawers, a built-in dishwasher, and a Belling range cooker with a 7-ring gas hob.

The kitchen also provides access to a good-sized utility room with plumbing for a washing machine, additional wall and base units, and a pantry and a wash room. From here, you can access the garage and the balcony.



# Bedrooms



## Specifications

### Bedroom Four (GF)

20' 00" x 14' 10" (6.1m x 4.52m)

### Master Bedroom

15' 00" x 14' 01" (4.57m x 4.29m)

### Bedroom Two

15' 03" x 14' 11" (4.65m x 4.55m)

### Bedroom Three

16' 06" x 13' 02" (5.03m x 4.01m)

### Bedroom Five

11' 08" x 5' 10" (3.56m x 1.78m)

Back in the entrance hall, you'll find a ground floor cloakroom with a separate toilet and washbasin. There is also a fourth bedroom on this floor, complete with its own en-suite bathroom. The en-suite features fully tiled walls and floor, a bath with an overhead shower, a toilet, and a basin.

As you ascend the curved stairs to the upper floor, you'll be greeted by an open landing bathed in natural light from the Velux windows. The master bedroom awaits, offering excellent views to the bay through the Velux windows. It includes fully fitted wardrobes and an en-suite bathroom with an L-shaped bath and over shower, his and hers sinks, a toilet, and a hidden cupboard within the wall mirror. Also on this floor, you'll find a second bedroom with its own walk-in wardrobe and Velux windows, a third bedroom with bay views, and a fifth bedroom that currently serves as a dressing room but can easily be transformed into a home office.

A family bathroom with fully tiled walls and floor, a grand corner shower, a freestanding bath, a toilet, and a vanity basin with cupboards below completes this level.





# The Annexe

## Specifications

### Kitchen

22' 05" x 7' 00" (6.83m x 2.13m)

### Living Room

19' 00" x 9' 07" (5.79m x 2.92m)

### Snug

10' 11" x 7' 00" (3.33m x 2.13m)

### Store/Utility

11' 02" x 7' 00" (3.4m x 2.13m)

### Bedroom

14' 11" x 9' 08" (4.55m x 2.95m)



Returning to the main staircase, you'll find another door leading to the self-contained annexe on the lower level. This versatile space can be utilized as a holiday let or a private retreat for extended family members. The annexe has its own front door, opening into a galley kitchen with a full-length window, a Lamona electric oven, a 4-ring hob, tiled splashbacks, and wall and base units with complementary surfaces. Adjacent to the kitchen, you'll find the annexe living room with a unique curved wall and sliding doors that open onto a paved patio area. Continuing through the annexe, there is a snug area, ideal for relaxation, and a utility room with plumbing for a washing machine and a separate WC. The annexe also features a double bedroom with fitted wardrobes and a bathroom with a walk-in shower, basin, and WC.

Overall, 8 Woodlands Drive offers an exceptional living experience, combining classic charm with modern amenities and the potential for versatile use of the self-contained annexe. Don't miss the opportunity to make this extraordinary property your own!

# Outside

The outdoor spaces of 8 Woodlands Drive are equally enchanting, providing a perfect setting for relaxation and enjoyment. Stepping out onto the idyllic wrap-around balcony, you'll be greeted by breath taking views of Silverdale towards the magnificent bay. This balcony is the ideal spot to unwind in the evening sun, savouring a bottle of wine while taking in the picturesque surroundings.

Below, you'll find a well-maintained garden, complete with a lush lawn and a gravel seating area. Surrounded by mature shrubs, this garden offers a cozy and private retreat where you can spend quality time with family and friends. Whether it's hosting outdoor gatherings or simply enjoying some peaceful moments, this garden provides a serene oasis.

Additionally, the self-contained annexe boasts its very own slabbed patio area. This dedicated outdoor space allows the annexe's residents to relax and soak up the fresh air in a private setting.

There is also a storage area offering a secure storage space for items such as bicycles, gardening equipment, or recreational gear.

The outdoor areas perfectly complement the elegance and charm of the interior spaces, creating a seamless transition between indoor and outdoor living.

**Parking:** Parking is convenient and ample for both residents and guests. As you approach the property, a parking area capable of accommodating 3 to 4 cars awaits you.

This provides ample space for vehicles, ensuring that parking is never a concern for you or your visitors. In addition to the parking area, the property features a spacious garage with an electric up-and-over door.

For the self-contained annexe, there is a dedicated parking space provided. This ensures that residents of the annexe have their own designated area for parking their vehicle.







## Directions

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From the Arnside office, Head west on The Promenade and turn left onto Silverdale Road, follow for approx. 1.8 miles and continue onto Cove Road, turn left onto Elmslack Court, turn right onto Elmslack Lane and turn right onto Woodlands Drive. Continue up the hill and the property can be found on the right by our For Sale board.

**What 3 Words:** ///[playback.defenders.tornado](#)

## Important Information

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**Services:**

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.

**Tenure:**

Freehold. Vacant possession upon completion.

**Energy Performance Certificate:**

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

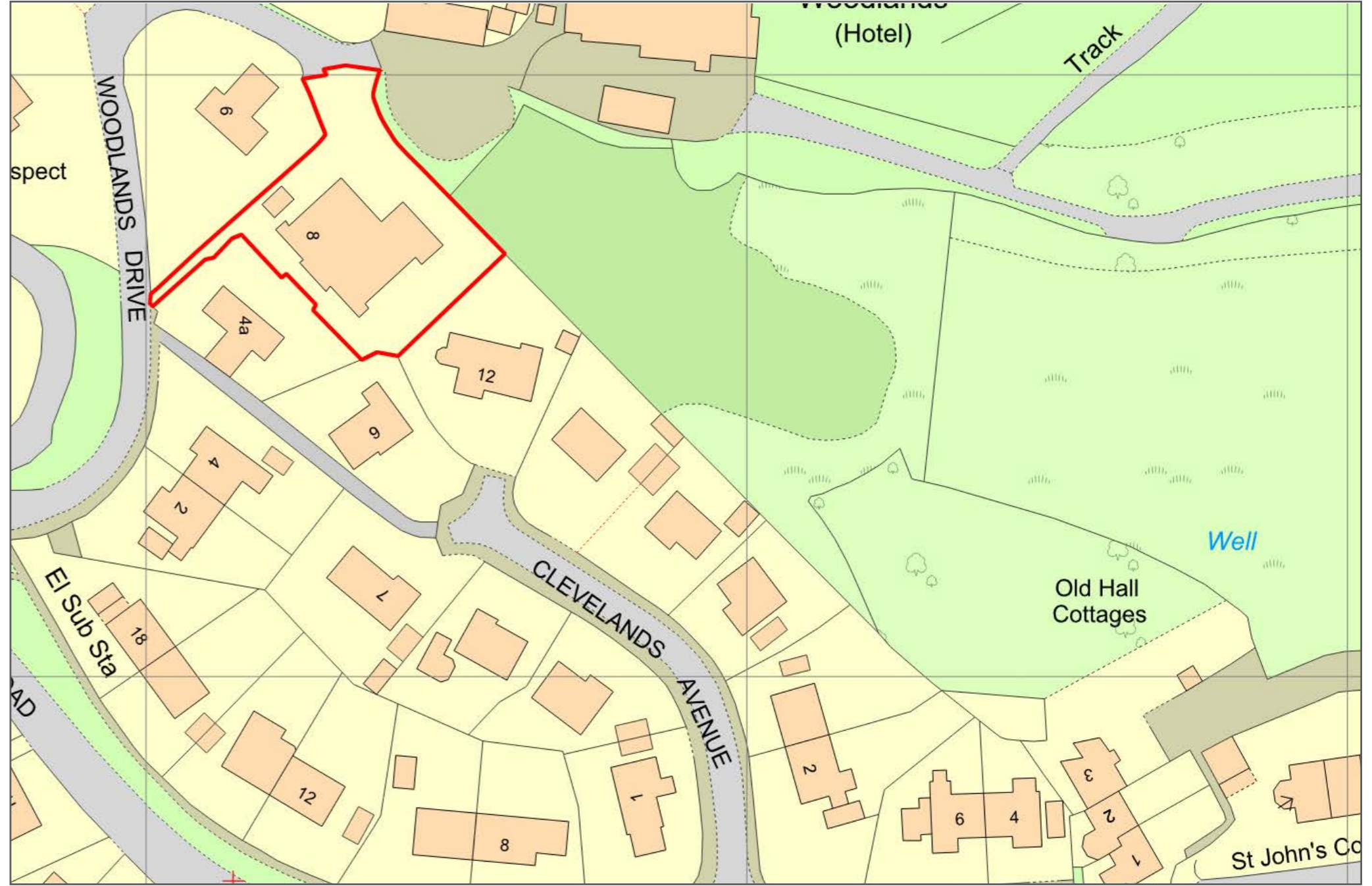
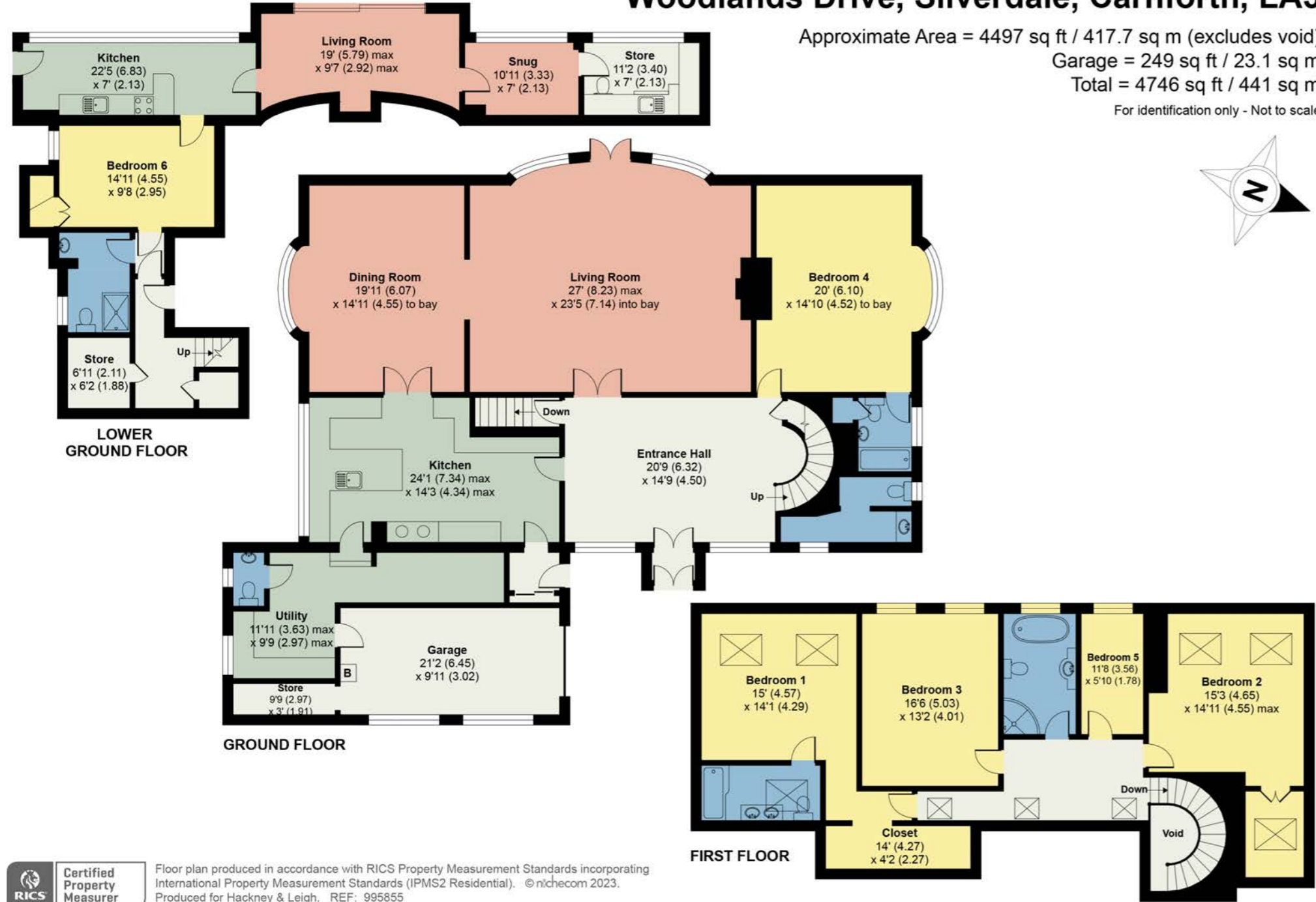
**Council Tax Band :**

Council Tax Band F - Westmorland & Furness Council



# Woodlands Drive, Silverdale, Carnforth, LA5

Approximate Area = 4497 sq ft / 417.7 sq m (excludes void)  
Garage = 249 sq ft / 23.1 sq m  
Total = 4746 sq ft / 441 sq m  
For identification only - Not to scale





**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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