



 Bank Close



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Priest Hutton, Carnforth, Lancashire, LA6 1JL

A delightful and charming three/bedroom home in a coveted location, peaceful position and within generous walled gardens. An immaculately presented home situated in a quiet village with a long driveway and garage, detached workshop/office, lovely breakfast kitchen, flexible living spaces (2 upstairs & 2 downstairs bedrooms), modern bathroom, perfect for family or retirement. An enviable lifestyle awaits the new owner.

Quick Overview

Detached Three/Four Bedroom Dormer Bungalow

No Onward Chain

Generous Gated Driveway, Garage and Parking

Village Location

Handy for M6, Town and Countryside

Detached Stone Built Summerhouse

Plentiful Eaves Storage

Spacious Layout

Beautiful Enclosed Front and Rear Gardens

Ultrafast 1000Mbps* Broadband





Location

Welcome to the picturesque village of Priest Hutton, where tranquility and natural beauty blend harmoniously. Nestled in the heart of the idyllic English countryside, Priest Hutton offers a peaceful retreat for those seeking respite from the fast-paced modern world. With its charming architecture, friendly community, and stunning surroundings, Priest Hutton is a place you'll be proud to call home.

Situated in the scenic county of Lancashire, Priest Hutton enjoys a prime location surrounded by rolling hills, verdant meadows, and quaint farmland. The village is conveniently located within close proximity to the bustling towns of Kirkby Lonsdale and Carnforth, ensuring easy access to amenities while preserving its serene atmosphere.



Welcome

As you enter through the spacious hallway, you'll immediately notice the tastefully decorated stone feature walling in the entrance porch, setting the tone for the rest of the property.

To the right of the hallway, you'll find an inviting living room, bathed in natural light from the bay window overlooking the front garden. The focal point of the room is the wood-burning stove, sitting on a stone hearth, creating a cozy atmosphere. The decorative illuminated alcoves in the chimney recesses add a touch of elegance to the space.

Specifications

Living Room
16' 10" x 14' 5" (5.13m x 4.39m)



Modern Kitchen

On the left side of the hallway, you'll discover the modern kitchen, featuring shaker-style wall and base units, complemented by worktops, tiled splashbacks and a stainless steel one and a half bowl sink. The kitchen is equipped with Bosch electric oven, a 4-ring hob, and an integrated Bosch microwave. With a bay window overlooking the front garden and ample space for a table and chairs, this kitchen is perfect for both cooking and entertaining.

Towards the rear of the property, there is a versatile room that can be used as a dining room, second bedroom, home office, or kids' playroom. This room features fitted cupboards and patio doors that open up to the beautiful rear garden, allowing for seamless indoor-outdoor living.

Specifications

Breakfast Kitchen
14' 5" x 11' 8" (4.39m x 3.56m)

Bedroom Two / Sitting Room
15' 9" x 11' 4" (4.8m x 3.45m)





Bedrooms

Specifications

Bedroom One
13' 9" x 11' 4" (4.19m x 3.45m)

Bedroom Three
11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom Four
9' 8" x 9' 5" (2.95m x 2.87m)

Continuing down the hallway, you'll find the master bedroom, complete with fitted furniture and stunning views over the rear garden. The family bathroom is conveniently located at the rear of the property and boasts a bath with a shower over, a pedestal hand wash basin, a wall-hung vanity unit, a ladder towel radiator, and complementary tiling.

Upstairs, the first floor offers a spacious landing space with eaves storage and two double bedrooms, both flooded with natural light. These bedrooms also provide access to additional eaves storage space. The first floor also features a cloakroom with a pedestal hand wash basin, a W.C., and a Velux window.



Outside

Delightful gardens to the front and rear of Bank Close with flower and shrub borders, manicured hedgerows, and mature trees. The secure, enclosed walled garden offers privacy and tranquillity, while the patio seating areas provide the perfect spot for outdoor relaxation. Imagine enjoying your morning coffee or hosting a barbecue with friends in this peaceful garden.

This property also features a brick built summerhouse with glazed French doors, a Velux window, complementary flooring, and power and light. It's the perfect space for a home office, studio, or simply a peaceful retreat.



Important Information

Services:

Mains water and electricity. Oil Fired Central Heating.

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.

We understand the private drainage system was installed approximately 5 years ago and was last emptied in September 2021.

Energy Performance Certificate:

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

Council Tax Band :

Band E - Lancaster City Council

Tenure:

Freehold. Vacant possession upon completion.

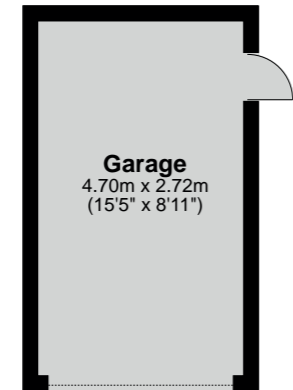
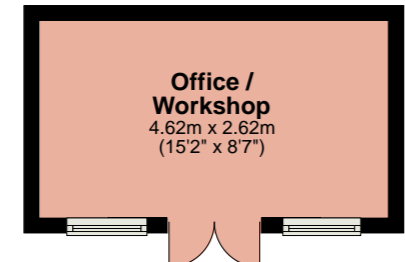
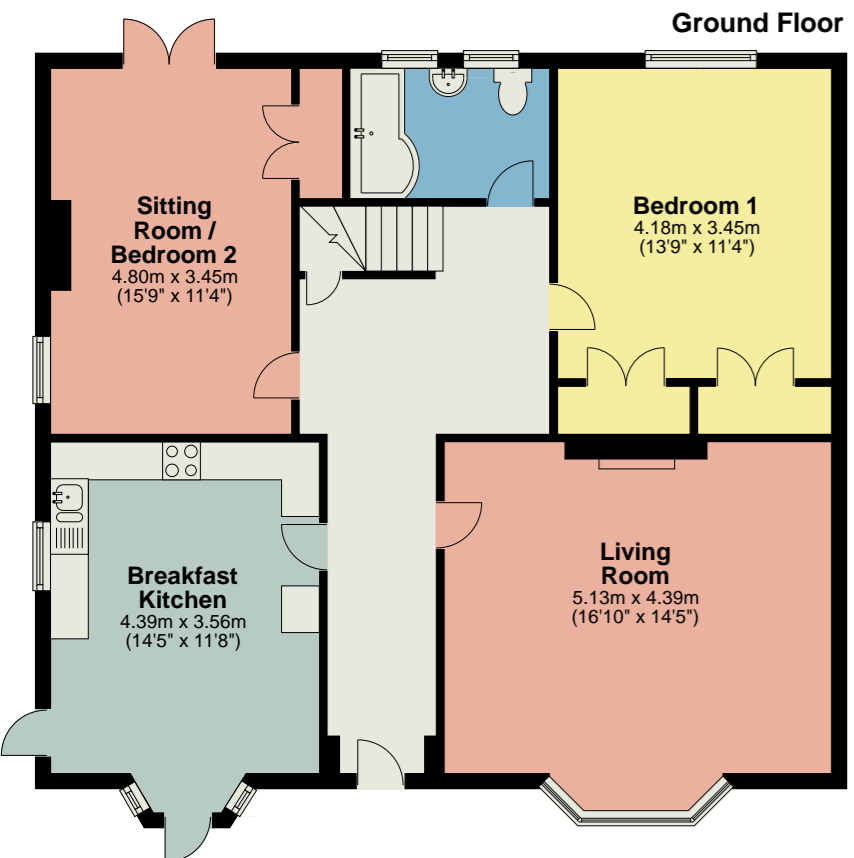
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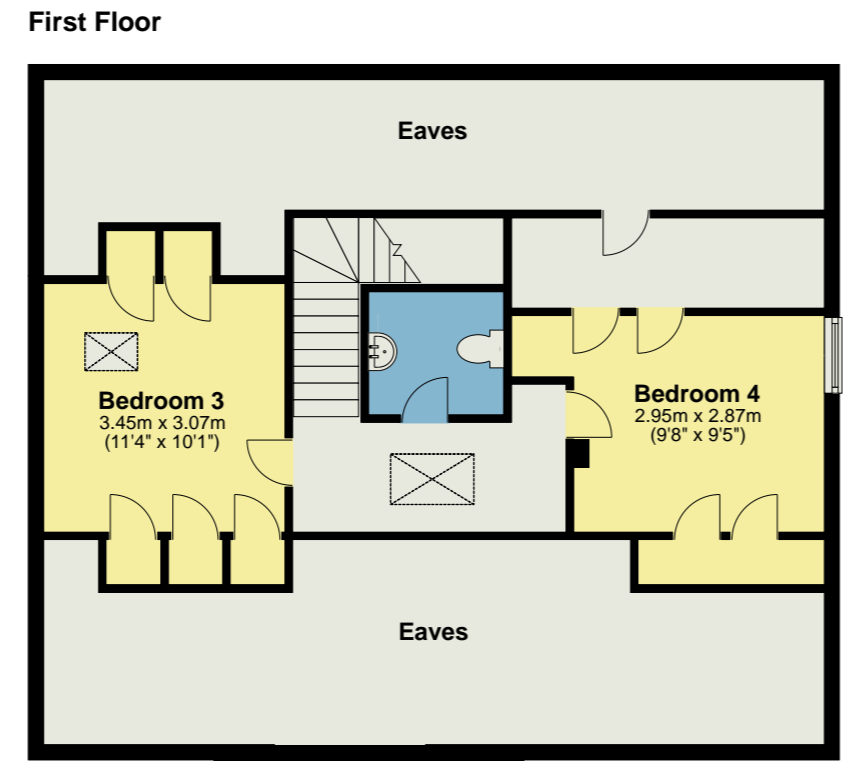


Directions

From the Hackney & Leigh office proceed up Market Street and turn left at the traffic lights onto Scotland Road. Head out of Carnforth, going straight over at the first two roundabouts you come to. At the third roundabout take the second exit signposted Burton In Kendal, then take the second right into Whitebeck Lane. On entering Priest Hutton, bear left at the Green and the property can be found a short way along on the left



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:C2377



Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office.

To view contact our Carnforth office:

Call us on 01524 737727

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