



# Silverdale

£215,000

13 Hazelwood Hall, Hollins Lane, Silverdale, Lancashire, LA5 0UD

A highly desirable two double bedroom apartment in a luxury development of a Victorian mansion that is set amidst 18.5 acres of woodland and gardens in an Area of Outstanding Natural Beauty. This fantastic second home will take your breath away with a large open plan living area / dining kitchen and two double bedrooms, one with a luxury en-suite. This immaculate apartment is one not to miss.

Whilst the design and architecture are as impressive as the grounds, it would be difficult to overstate the beauty of the area in which the development lies. The ancient woodland limestone landscape and wildlife make this coastal area the perfect place for a lock up and leave to relax and unwind.

## Quick Overview

- Well Presented Two Bedroom Apartment
- Luxury Development of a Victorian Mansion
- Set in 18.5 Acres of Stunning Communal Grounds
- Secure Gated Driveway
- Allocated Parking and Visitor Spaces
- Desirable Location
- Perfect Lockup and Leave
- No Chain Delay
- Spacious Enclosed Balcony
- Ultrafast 1000 Mbps Broadband Available\*



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Ultrafast  
Broadband



Allocated  
Parking

Property Reference: AR2569



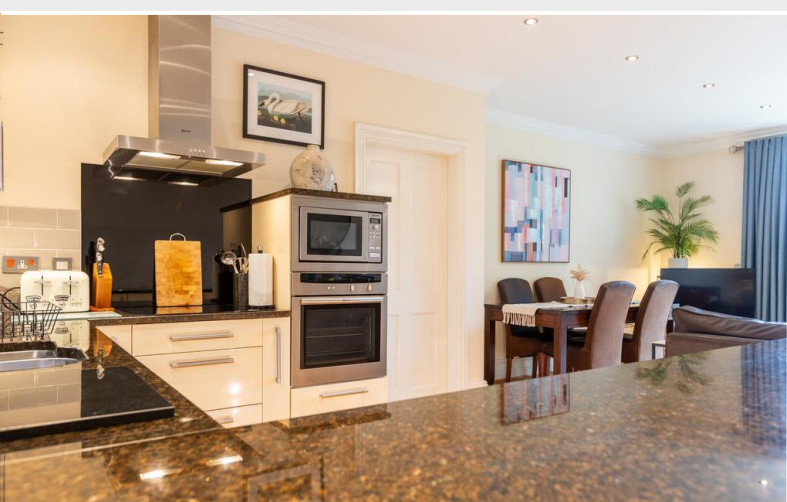
Living Room



Living Room



Kitchen



Kitchen

**Location** Silverdale is an Area of Outstanding Natural Beauty (AONB) renowned for its unspoiled coastline, rugged limestone cliffs, and pristine woodlands, making it a haven for nature enthusiasts and outdoor adventurers. The village also boasts a range of amenities including two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

Discover the beauty, history, and warmth of Silverdale village – a place where community thrives, nature beckons, and a truly special way of life awaits you. Embrace the opportunity to become a part of this enchanting community, where every day feels like a retreat in the heart of Lancashire's finest countryside.

**Property Overview** Enter the grounds of Hazelwood Hall through a secure gated entrance, guiding you along a picturesque driveway to the convenient parking area adjacent to the main entrance.

Ascending to the first floor, you are welcomed into this impeccably presented apartment. The remarkable kitchen dining room offers a tranquil space for both relaxation and entertainment and the spacious living area offers versatility for furnishing and dining arrangements, enhanced by its charming views of the surroundings. Sunlight streams through French doors, flooding the room with natural light and providing access to the expansive patio area, perfect for outdoor gatherings.

The kitchen is adorned with a selection of contemporary wall and base units, boasting features such as soft-close drawers and granite countertops which elegantly frame a stainless-steel sink with mixer tap. Integrated appliances, including a combined Neff oven, Neff ceramic hob with tile splashback, stainless-steel extractor, Neff stainless steel combination microwave, and dishwasher, cater to modern convenience whilst laminate wood effect flooring and plinth lighting contribute to the sophisticated ambiance.

Venture into the hallway and discover the generously proportioned double bedrooms, each accommodating king-size beds and additional furnishings to your liking. Bedroom one boasts a sleek four piece ensuite featuring a bath with separate walk-in shower, wall hung hand wash basin, and low-level W.C.

Completing the apartment is the main shower room, conveniently positioned opposite bedroom two, showcasing similar sleek design, attractive floor and wall tiling, a walk-in shower, wall-hung wash basin, and low-level W.C.

**Outside & Parking** Secure gated access guides you along a picturesque tree-lined drive to the grand main entrance, where each apartment enjoys allocated parking along with ample visitor parking. Spanning over 18.5 acres, the mature grounds boast natural woodland, terraces, and a rose garden, providing a private sanctuary for residents to delight in.

Adding to its allure, the apartment also features its own spacious balcony, providing an idyllic outdoor retreat. With ample space for seating and leisurely pursuits, the balcony offers a serene setting to soak in the surroundings and enjoy alfresco moments.

**Directions** At junction 35a roundabout take the 2nd exit onto the A6 (signposted Milnthorpe). After ½ mile turn left onto Borwick Lane, at the next T junction turn left onto Main Street and then after 100 metres turn right down the side of the George Washington pub onto Crag Road. Follow Crag road for approximately 1.5 miles to the junction with New Road, turn right and go over the level crossing. After ½ mile turn left at the junction onto Slackwood Lane. Hollins Lane is about 300 metres on the left hand side and Hazelwood Hall is about 300 metres down Hollins Lane on the left.

**What3Words** ///reactions.loud.spine

#### Accommodation with Approximate Dimensions

**Kitchen/Living Room** 23' 5" x 15' 9" (7.14m x 4.8m)

**Bedroom One** 16' 0" x 9' 3" (4.88m x 2.82m)

**Bedroom Two** 12' 2" x 9' 2" (3.71m x 2.79m)

**Shower Room** 8' 9" x 7' 2" (2.67m x 2.18m)

**Ensuite** 8' 1" x 7' 2" (2.46m x 2.18m)

#### Property Information

**Services** Mains electricity, gas and water. Private drainage. Gas fired under floor central heating throughout.

**Council Tax** Band D - Lancaster City Council

**Tenure** Leasehold – the term of which is 125 years as of the 1st January 2007. We understand this property can only be used as a second home and not a main residence.

We understand the maintenance charge is currently £4272.91 per annum (paid quarterly) and includes the building insurance, maintenance and cleaning of the communal areas, upkeep of the communal gardens and the fire protection system. We understand there is also a ground rent of £150 per annum.

**The apartments are to be used as second homes and not as principal residences.**

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

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



Balcony



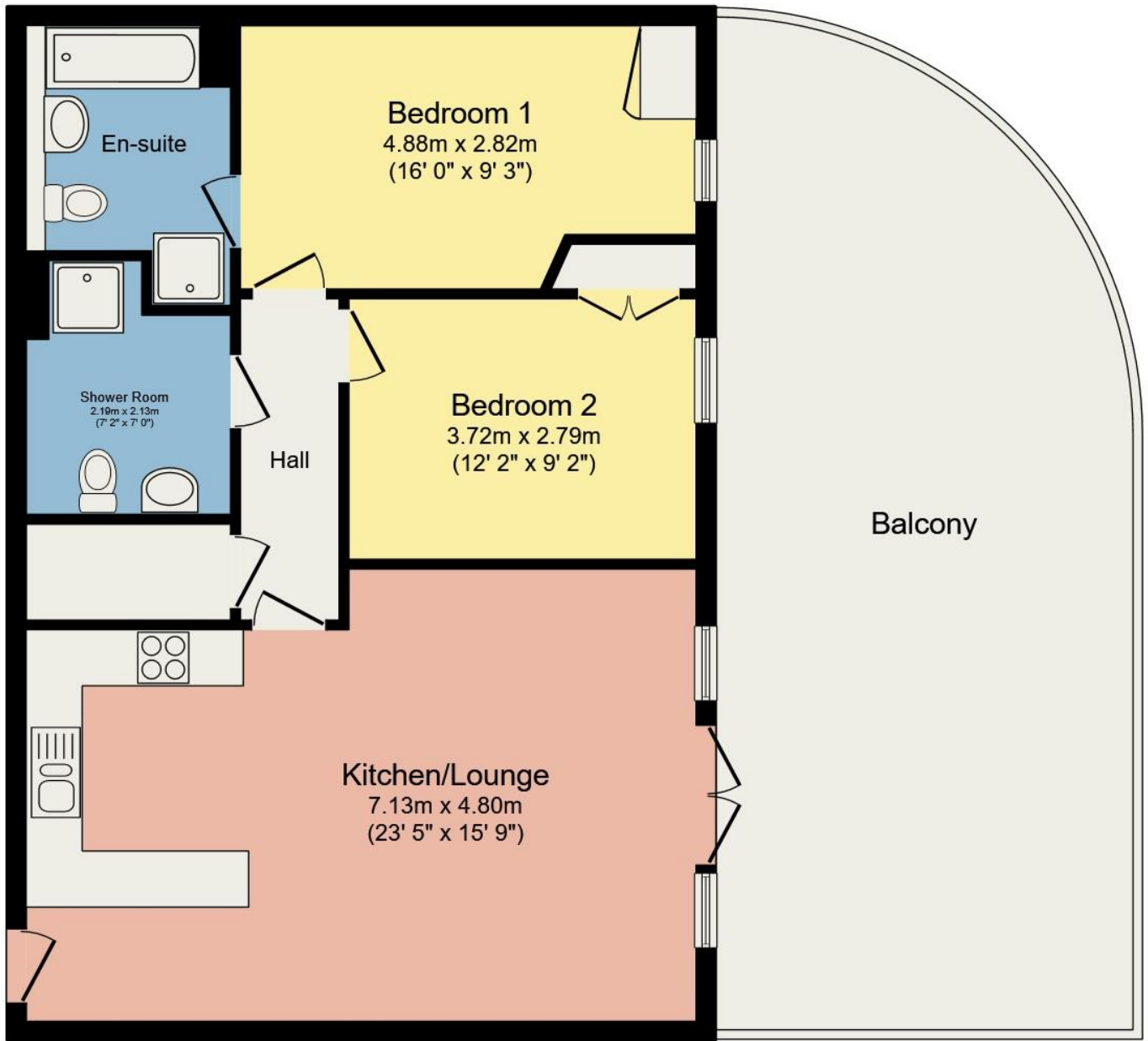
Bedroom One



Ensuite



Bedroom Two



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