



## Bolton Le Sands

£350,000

70 Main Road, Bolton Le Sands, Carnforth, LA5 8DU

Welcome to 70 Main Road, a beautifully presented period cottage brimming with character and enhanced by thoughtful modern touches. Situated in the highly sought-after village of Bolton-le-Sands, the property effortlessly blends historic charm with contemporary living.

### Quick Overview

Period Character Cottage  
Two Double Bedrooms  
Open Plan Kitchen Diner  
Converted Detached Garage  
Private Garden & Patio  
Great Transport Links  
Close to Local Amenities  
Scenic Walks Nearby  
Off Road Parking  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband

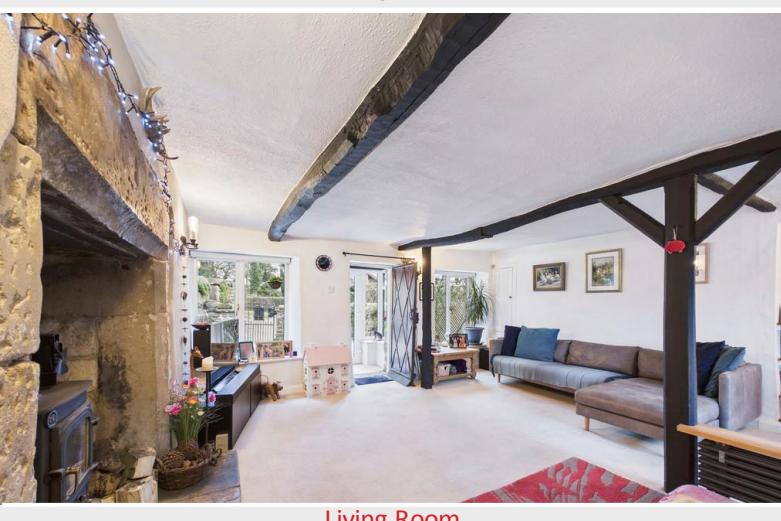


Off Road  
Parking

Property Reference: C2611



Living Room



Living Room



Kitchen



Kitchen

Bolton-le-Sands is a highly regarded coastal village offering an excellent balance of rural charm and everyday convenience. The village benefits from local shops, cafés, pubs and well-regarded schools, while scenic coastal walks and countryside are close at hand. Excellent transport links provide easy access to Lancaster, Morecambe and the M6, making it a popular choice for commuters and those seeking a relaxed yet well-connected lifestyle.

Approached via a private, low maintenance patio, the property enjoys a welcoming outdoor space ideal for al fresco dining or relaxing in the sunshine. Stepping inside, a bright entrance porch leads into the main living room, where exposed beams, multiple windows and a wealth of natural light create a warm and inviting atmosphere. The stunning stone inglenook fireplace, complete with a log-burning stove, forms a cozy focal point and perfectly complements the character of the room.

The ground floor continues into an impressive open-plan kitchen diner, ideal for both everyday living and entertaining. The kitchen is fitted with neutral shaker-style wall and base units, complementary worktops, a farmhouse-style cooker, a 1.5 stainless steel sink with drainer, space for a fridge/freezer and washing machine, and a practical integrated wine rack. The dining area sits beneath a vaulted glass roof, flooding the space with light, and benefits from a large window and direct access to the patio.

To the first floor are two double bedrooms, both featuring charming exposed beams and pleasant views towards surrounding greenery. The bathroom is fitted with a distinctive three-piece suite comprising an integrated bath, wash basin and WC, alongside a separate walk-in shower, offering both style and practicality.

Externally, the property enjoys a private front patio, while a detached garage conversion provides a superb additional living space, currently used as a snug. This versatile outbuilding includes a WC and seating area and is surrounded by a further patio with mature, well-established planting, creating a peaceful and secluded retreat.

This delightful cottage represents a rare opportunity to acquire a characterful period home with flexible accommodation in a prime village location. Ideal for downsizers, professionals or those seeking a charming retreat.

#### Accommodation (with approximate dimensions)

**Porch** 4' 3" x 1' 9" (1.3m x 0.53m)



Dining Room



Bedroom One



Bedroom Two



Bathroom



Bathroom



Detached Garden

**Living Room** 15' 9" x 17' 4" (4.8m x 5.28m)

**Kitchen** 8' 11" x 10' 11" (2.72m x 3.33m)

**Dining Room** 10' 10" x 9' 8" (3.3m x 2.95m)

**First Floor Landing** 11' 8" x 6' 10" (3.56m x 2.08m)

**Bedroom One** 12' 4" x 11' 6" (3.76m x 3.51m)

**Bedroom Two** 8' 9" x 10' 6" (2.67m x 3.2m)

**Bathroom** 6' 11" x 10' 8" (2.11m x 3.25m)

**Garden Room Two** 12' 10" x 8' 9" (3.91m x 2.67m)

**Garden Room One** 9' 2" x 9' 10" (2.79m x 3m)

#### Property Information

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

**Services** Mains electricity, water & gas, private septic tank.

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 C - Lancaster City Council.

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

**Directions** Leaving the Hackney & Leigh office, head up market street and turn right at the traffic lights, stay on the A6 to Bolton-le-Sands and take the next left after the traffic lights onto main road, head up the hill and over the canal bridge, stay on this road and just after the Holy Trinity Church on the right there is a small turning on the right that leads you to the property.

**What3Words** //propelled.bundles.requiring

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



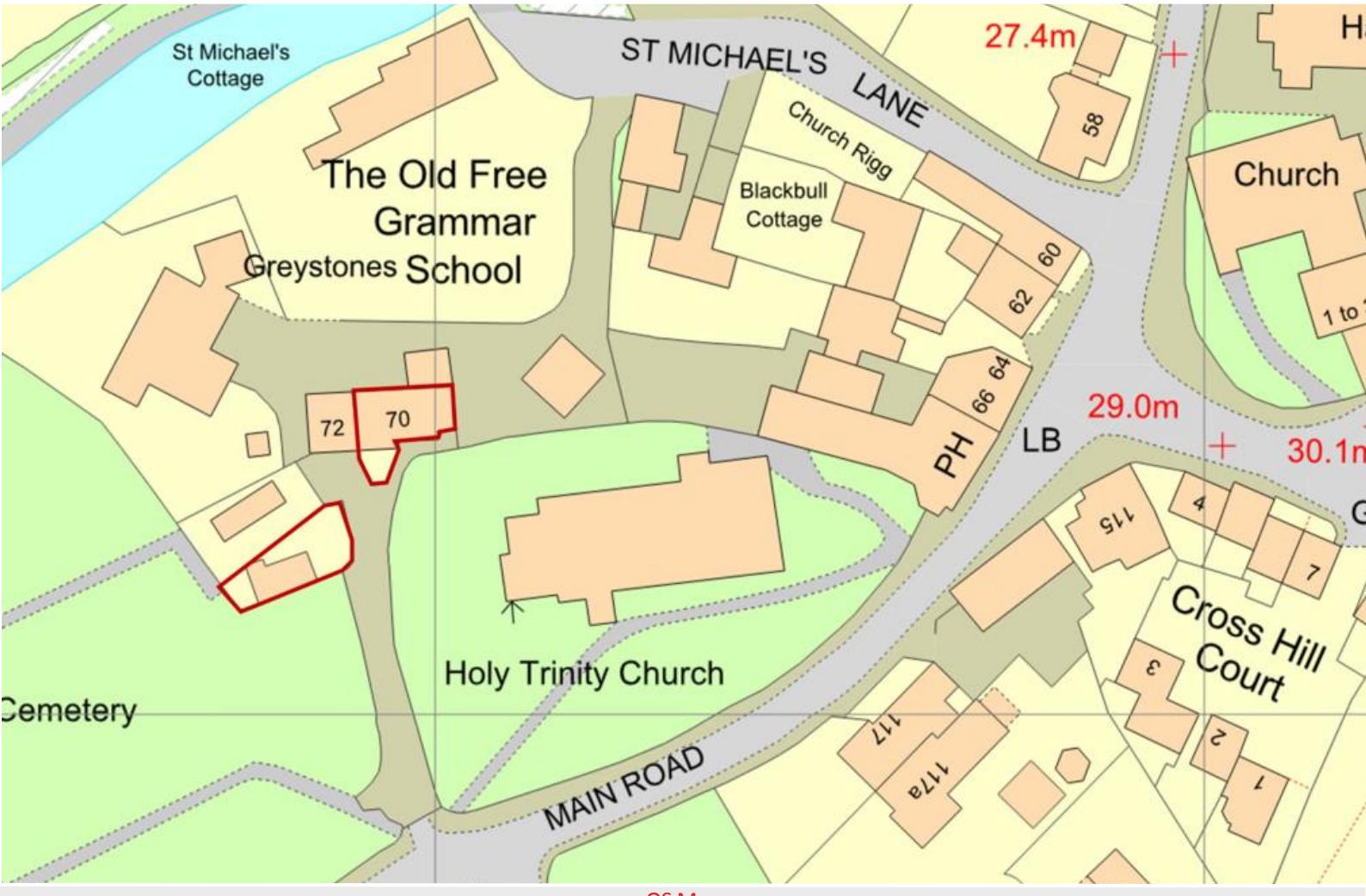
Outhouse



Outhouse



Detached Garden



OS Map

Request a Viewing Online or Call 01524 737727

# Meet the Team

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Viewings available 7 days a week  
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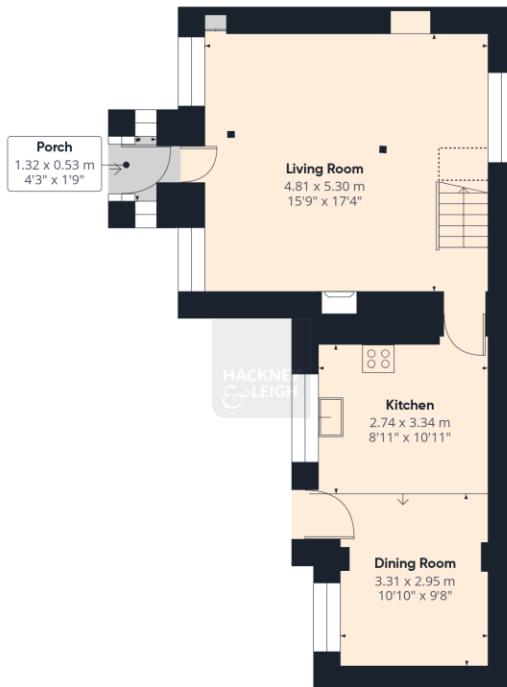


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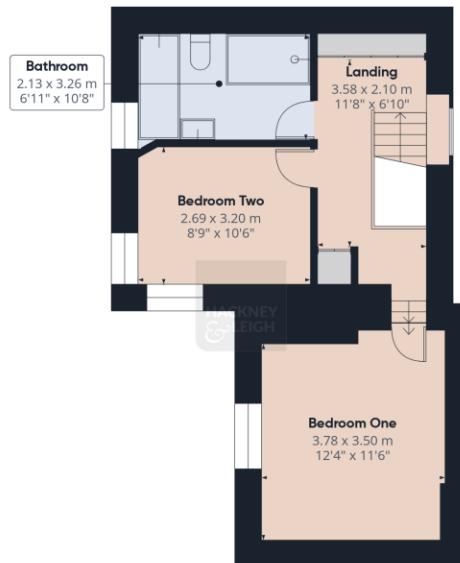


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

109.2 m<sup>2</sup>  
1176 ft<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/02/2026.