



Silverdale

£350,000

14 Cove Orchard, Cove Road, Silverdale, Carnforth, LA5 0BF

Set within a small retirement community in an Area of Outstanding Natural Beauty, this modern four-bedroom, two-bathroom home enjoys a peaceful position with coastal walks just moments away.

The property is bright, well presented, and offers generous living accommodation with excellent built-in storage. Outside, there is a private rear garden, well-kept communal gardens, an outhouse/store, and both allocated and visitor parking.

Quick Overview

Four Bedroom Spacious Home
Two Bathrooms
No Onward Chain
Allocated Parking Space and Visitor Parking
Private Garden and Patio
Beautifully Presented Throughout
Occupancy Restrictions Apply, Please Ask For
Further Information
Peaceful Residential Location
Coastal Walks from the Doorstep
Ultrafast* Broadband Available



4



2



1



TBC



Ultrafast*
Broadband



Allocated &
Visitor

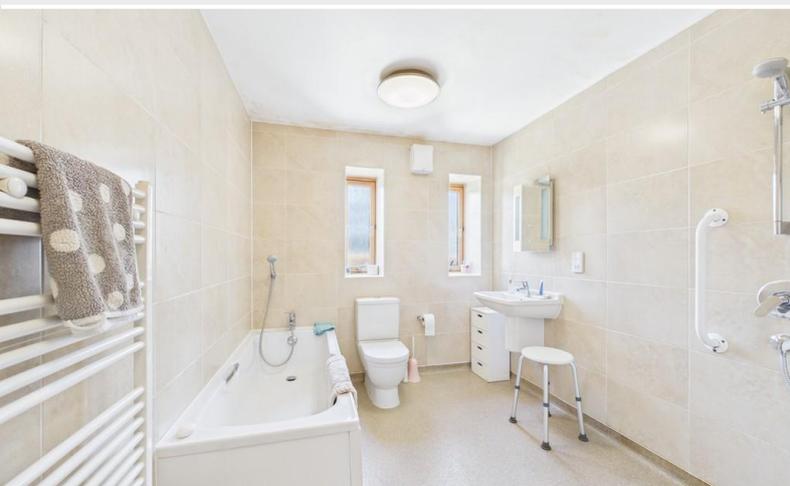
Property Reference: AR2679



Entrance Hallway



Bedroom Four



Bathroom



Living Room

Enter the property into a bright and welcoming entrance hallway, creating an immediate sense of space and light. To the right is a large cupboard providing useful additional storage space. To the left is Bedroom Four, a pleasant and versatile room enjoying a lovely outlook towards the bay, making it ideal as a guest bedroom, additional reception room, or study if desired.

Positioned to the rear of the property is the spacious living room, a comfortable and inviting space centred around a focal electric fan fireplace. Patio doors allow plenty of natural light to flow in and open directly onto the enclosed rear garden, creating an excellent connection between the indoor and outdoor living spaces.

Next along the hallway is the generously sized bathroom, well equipped with a wet room-style shower complete with grab rails, a bath with shower attachment, W.C., wall-hung wash basin, ladder-style towel radiator and attractive tiling throughout. A further hallway cupboard provides additional practical storage.

The kitchen is bright and spacious, fitted with a range of wall and base units with worktops over, offering ample preparation and storage space. Appliances include a Neff eye-level electric oven and grill, a four-ring electric hob with extractor hood above, a stainless steel one-and-a-half bowl sink with drainer, integrated dishwasher, washing machine and an integrated fridge freezer. Tiled splashbacks add a practical finish, while a door provides direct access out to the rear garden.

At the end of the hallway is Bedroom Three, another well-proportioned room which also benefits from a pleasant outlook towards the bay.

Stairs rise to the first-floor landing where the accommodation continues. To the right is Bedroom Two, which has some restricted head height but offers excellent versatility, making it well suited as a home office, hobby room or occasional bedroom. The room benefits from large Velux window allowing natural light to flood the space, along with double doors leading into a substantial eaves storage area.

Bedroom One is a spacious and attractive principal bedroom featuring a Juliet balcony which overlooks the communal gardens, creating a light and airy feel. The landing itself also benefits from a large airing cupboard providing further storage and housing the gas boiler.

Completing the first floor is the shower room, fitted with a Velux window, shower enclosure, wall-hung wash basin, W.C., ladder-style towel radiator and tiling.

Externally, the property benefits from an allocated parking space to the front along with additional visitor parking. There is also a useful outside storage cupboard. To the rear, the property enjoys a low-maintenance patio garden which is screened by fencing and a mature hedge, offering a good degree of privacy. A gate provides direct access through to the attractive communal gardens beyond.



Living Room



Breakfast Kitchen



Breakfast Kitchen



Bedroom Three



Landing



Bedroom Two / Study

This lovely property is part of a small, friendly retirement community where homes are rarely available. It's ideal for those looking to downsize without compromising on comfort, location, or quality of life. With coast, countryside, and local amenities all close at hand, it's a wonderful place to call home.

Accommodation (with approximate dimensions)

Living Room 13' 6" x 11' 9" (4.11m x 3.58m)

Kitchen 14' 0" x 11' 9" (4.27m x 3.58m)

Bathroom 14' 0" x 11' 9" (4.27m x 3.58m)

Bedroom Four 9' 7" x 11' 2" (2.92m x 3.4m)

Bedroom Three 12' 1" x 11' 3" (3.68m x 3.43m)

Storage Cupboard 5' 6" x 6' 5" (1.68m x 1.96m)

Bedroom Two 12' 2" x 14' 7" (3.71m x 4.44m)

Bedroom One 11' 3" x 11' 10" (3.43m x 3.61m)

Bathroom 6' 4" x 8' 0" (1.93m x 2.44m)

Airing Cupboard 5' 6" x 6' 5" (1.68m x 1.96m)

Eaves Storage 10' 1" x 8' 7" (3.07m x 2.62m)

Property Information

Tenure Leasehold. Subject to the remainder of a 250 year lease dated the 11th October 2013. A copy of the lease is available for inspection at the office.

Subject to a service charge of £3,160 per annum. This fee includes upkeep and maintenance of the communal areas and gardens, window cleaning, building insurance and upkeep of the septic tank.

Council Tax Band E Lancaster City Council

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

Directions From the Hackney & Leigh Arnside office, follow The Promenade bearing left past The Albion pub onto Silverdale Road. Follow the road out of Arnside to Silverdale passing Holgates Holiday Park on your left. Continue along Cove Road, turning right on a sharp right hand bend. The access drive to Cove Orchard is on the right hand side.

What3Words ///emulating.backlog.photo

Viewings Strictly by appointment with Hackney & Leigh.

Cove Orchard The development at Cove Orchard has been created to enable people to remain in their own home and engaged with the village and its many activities. Copies of further information regarding this development at Cove Orchard are available on request but briefly to qualify and apply purchasers must either be a couple with a combined minimum age of 120 years or over or an individual over 65 years or an applicant between 55 years - 65 years who requires support, care or a wheel chair accessible home. There are some other considerations that may apply to your circumstances so please don't hesitate to call.



Bedroom One



Rear Patio Garden



View from Bedroom One



Shower Room



14 Cove Orchard

Local Occupancy Restrictions Cove Orchard is subject to a section 106 local occupancy restriction limited to those who reside in the parishes of Silverdale, The Yealands and Warton.

After 13 weeks the restriction is lifted to those who live in the adjoining parishes for a further 13 weeks then for the following 7 weeks can open up to people who live in the city of Lancaster - at the end of the 33 weeks all boundary restrictions are removed.

Anti-Money Laundering Regulations (AML) 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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



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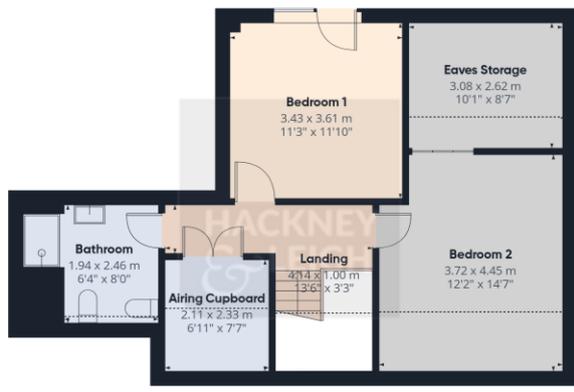
Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Floor 0

Approximate total area⁽¹⁾
128 m²
1379 ft²

Reduced headroom
13.8 m²
149 ft²



Floor 1

(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



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 13/03/2026.