



20 Hazelwood Hall

Silverdale, Carnforth, LA5 0UP

Price £220,000

20 Hazelwood Hall

Silverdale

Apartment No.20 is located in The East Wing of the sympathetically constructed building that matches the impressive structure of The Old Hall in both classic period features and grandeur. Enjoying a second floor position, the apartment boasts lovely views over the rear garden from the wrought iron balcony off of the open plan living area. The high ceilings and sash windows replicate the authentic style of a Victorian build yet modern day comforts such as underfloor heating throughout make for an efficient and easy to maintain home, ideal for a lock up and leave. *It is worth noting that this home is under restriction meaning that it can only be used as a second home and not a primary address.*

The full history of Hazelwood Hall could fill an afternoon with tales from its architectural design in the early 1800's to 1945 when it was bequeathed to the Roman Catholic Church and laterally the Missionary Sisters of the Apostles in 1967. In 2005 it was acquired by renowned developers Pringle Homes after being run as a nursing home for quite some years. Pringle Homes began painstakingly making plans with 'industry-leading architects' to restore the building and grounds to its former Victorian glory, providing a total of 21 luxury second home apartments within both the original building and a second sympathetically designed 'East Wing' that seamlessly merges with the old. The 18.5 acre grounds of Hazelwood Hall were extensively redesigned by celebrated Victorian landscape garden designer, Thomas Mawson around 1945. Thomas Mawson's gardens are infamous amongst the prestigious Landscape Architects of modern day and his book 'The Art and Craft of Garden Making' is now regarded as 'the foundation of modern landscape architecture'. The former glory of these superior gardens has now been brought back to life with much care and they are a true wonder to behold all year round.

Situated within the Arnside & Silverdale Area of Outstanding Natural Beauty, Hazelwood Hall sits within the heart of the village of Silverdale. Surrounded by the tidal sands of Morecambe Bay, ancient woodlands and marshes famous for its bird inhabitants, Silverdale is a vibrant community that appeals to all ages. The village centre offers a good range of amenities including a Co-operative, doctors, newsagents, Indian restaurant, library, village hall and a well rated primary school. A full range of amenities can be found in nearby market town of Carnforth, a short 5-10 minute drive or train journey away. The Silverdale train station provides quick access to the West Coast mainline in city of Lancaster and M6 access is also a 5-10 minute drive away.





Accommodation

Open Plan Living, Dining & Kitchen 26'1 x 19'0 (7.96m x 5.79m)

The open plan living area is highly functional and well planned for a comfortable living and dining space with French doors opening out on to the private balcony, from which to enjoy the superb surroundings

Within the kitchen the wall, drawer and base units provide ample space which is topped with granite work surfaces and includes a handy breakfast bar. Integrated Neff appliances including oven and grill, microwave and four ring electric hob with extractor over and a CDA dishwasher, fridge and freezer. A tiled floor finishes this area and Kardean flooring in the living, both benefiting from under floor heating.

In the entrance there is a large storage cupboard which proves very handy for storing everyday appliances and houses the fuse box, alarm system.



Bedroom 1

11'11 x 8'8 (3.64m x 2.65m)

A spacious double bedroom which has views over the rear grounds, and access to the loft area

Shower Room

A very pleasant facility with tiled floor, heated towel radiator and quality Duravit sanitary ware that includes WC, hand wash basin and walk in shower

Master Bedroom

14'0 x 10'0 (4.27m x 3.04m)

This bright and spacious double bedroom overlooks the side of the grounds, which take in the lovely views of the woodlands

Ensuite

Fitted with high quality Duravit sanitary ware which includes a WC, hand wash basin and bath with shower, the tiled flooring complements the heated towel radiator.

Outside

The beautiful gardens of Thomas Mawson wrap around Hazelwood Hall and The East Wing, totalling in 18.5 acres of private lawns, woodlands, terraces and picture perfect seating areas. Inscribed on a stone bench that overlooks the terraces, the words "The kiss of the sun for pardon, the song of the birds for mirth, one is nearer God's heart in the garden than anywhere else on earth" *Dorothy Gurney (1858-1952)*, are said to perfectly summarise Thomas Masons intentions for this beautiful outdoor haven. Practically, electric wrought iron gates provide that added security you would want for a lock up and leave home. There is a large visitors parking area within easy reach and each apartment has a designated parking bay to the front of the buildings.





Directions

From Carnforth, head through the centre of the town, passing the train station to head towards Warton. Just before entering the village, take a left hand turn down Sand Lane heading towards Silverdale. Continue along this road for approximately 2.5 miles. At the junction, take a left hand turn onto Slackwood Lane and then the next left onto Hollins Lane. The entrance to Hazelwood Hall is on your left after about 250 metres.

Services

- Septic tank drainage
- Mains water & electric
- Gas central heating- run by onsite boiler
- Management fee £3108 p/a
- Leasehold - 125 years as of January 2007



Council Tax Band

D

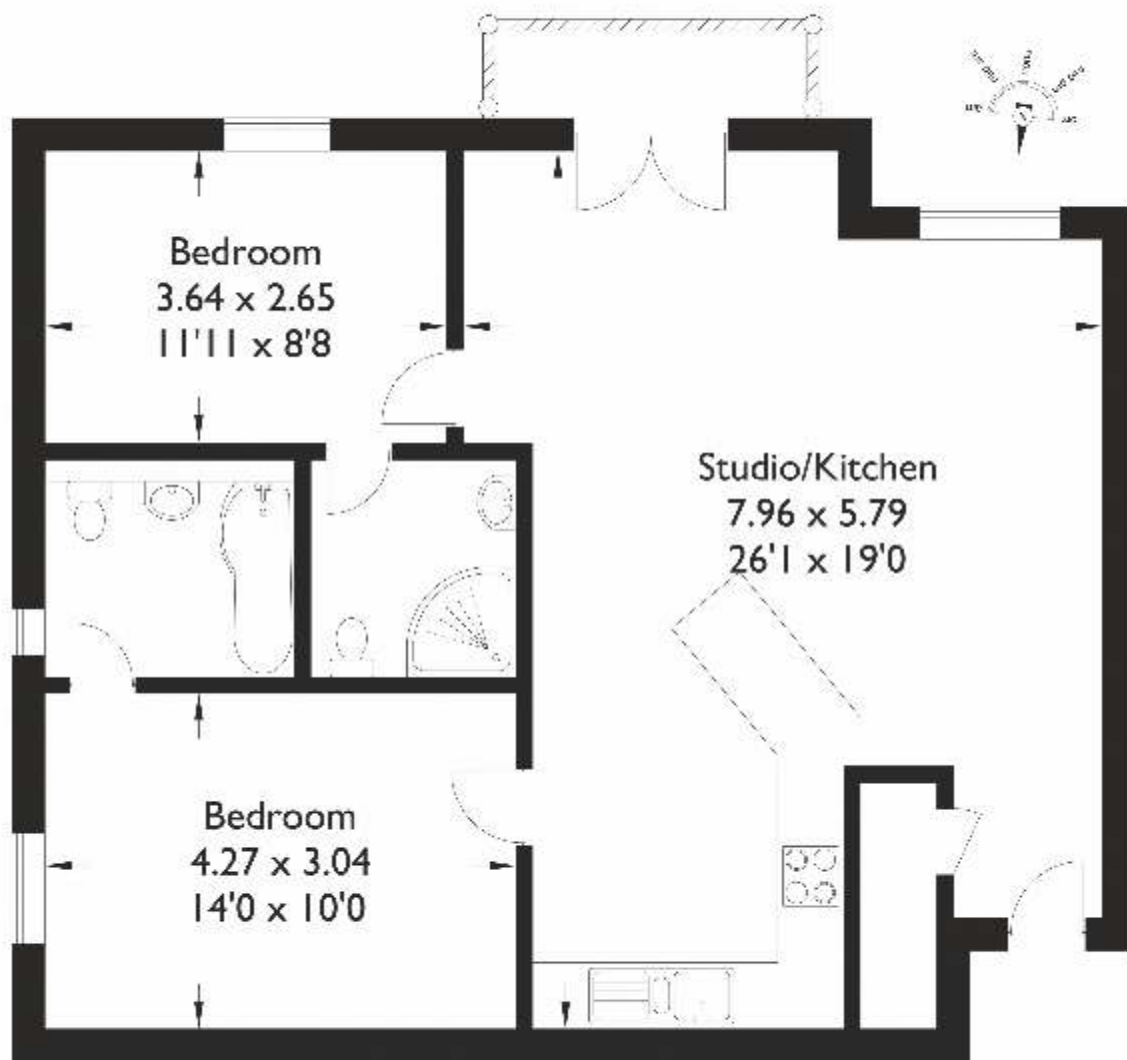
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Apartment 20 Hazelwood Hall

Approximate Gross Internal Area : 72.83 sq m / 783.93 sq ft

Total : 72.83 sq m / 783.93 sq ft



The above information is for general information only and does not constitute an offer of any financial product. All information is approximate and subject to change without notice.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.