

Overs Over £450,000



Armitstead
Barnett

Hest Bank Lane, Hest Bank, Lancaster, LA2 6BT







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Lancaster
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- Sizable family home, which has been upgraded, offering excellent accommodation throughout.
- Well-proportioned and flexible living spaces.
- Good sized gardens, parking and double garage building.
- Superb position within a sought after village location.
- Excellent connectivity and accessibility to the A6, M6 and rail networks





Set within the heart of Hest Bank village, this property offers an exceptional 4-bedroom extended property, which offers the perfect balance of modern living and village life. Being conveniently located for excellent accessibility to the A6, M6 and rail networks, this is ideal for those looking to enjoy a rural aspect yet with great accessibility.



Hest Bank is a sought-after village, ideal for a range of purchasers. With a choice of local shops, a tennis club, canal waterway and plenty of walks to be enjoyed, this is the perfect setting to enjoy the coastal location. For the family market, St Luke's Primary School is conveniently close by, and for those who wish to access beyond, the M6 is located a short drive away, via the Bay Gateway. The location sits just a few miles from the historic city of Lancaster which offers further amenities and services, as well as a historical and cultural scene.





Entering to a central hallway which gives access to the ground floor accommodation, this is a perfect welcome. With convenient cloakroom and WC facilities to one side and a central staircase which leads to the first floor.

The spacious lounge is a light filled room set around a newly installed wood burning stove. The accommodation seamlessly flows into the recently added Orangery, which boasts large bi-folding doors opening out into the garden space. This creates a perfect indoor - outdoor living area which can be enjoyed all year round.



The separate dining room offers ample space for entertaining guests and has an outlook to the front of the property. A modern breakfast kitchen is fully fitted with ample storage and integrated appliances, and enjoys doors to the outside patio area, ideal for alfresco dining. From the kitchen is access to the utility area, which provides direct access into the double garage. This adds to the homes convenience and practical uses, with a personnel door from the side.



Upstairs, the property offers 4 generously sized bedrooms, each providing a comfortable space as a family home. Three of the bedrooms have an outlook to the front, with a further bedroom with an outlook over open countryside to the rear. The house bathroom, comprises a 4-piece bathroom suite, with bath, WC, wash hand basin and separate shower cubicle.





Outside there is plenty of space both to the front and rear. Set at the front is a stone chipped garden with mature shrubs and planting which creates a welcoming approach to the property. The main garden area is situated to the rear, and can be accessed from the front with a pathway leading around. The rear garden is an excellent sun trap, offering a fully enclosed low maintenance outdoor space, which includes a raised artificial lawn and a block paving patio area which is perfect for entertaining and relaxing. For those with greener fingered interests, the garden boasts a greenhouse and a variety of mature trees, shrubs and flowering borders, adding to the privacy and backdrop. There is additional garden area to the side, which is a lawned area occupied on an annual licence agreement, and this arrangement can be continued for any incoming purchaser.

With flexible accommodation, set in a high sought after position this home has it all!





General Remarks

Services – Mains electricity, mains gas, mains water and mains drainage available and connected.

Please note: Armitstead Barnett LLP have not tested any of the above services and Purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson BSc \(Hons\) MRICS FAAV MNAEA tel: 01539 751 993](#). Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Broadband: Connected

Construction Type: Rendered with brick under tiled roof.

Restrictive Covenants : None so far as we are aware.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: We are not aware of any planning consents affecting the property.

Parking: On-site at the rear of the property and within the double garage building.

Conservation Area: No

Title & Tenure: Freehold with Vacant Possession upon completion.

Local Authority: Lancaster City Council

Council Tax: Band E

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Unimplemented Planning Consents : None as far as we are aware.

Garden Area– Please note that the garden area to the side and the area immediately in front of the hedging of the property is owned by a third party with a rolling licence arrangement for the subject property, with an annual licence fee payable of £75. This arrangement will be passed to a purchaser.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage advisers earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

SUBJECT TO CONTRACT.

Photos taken March 2025

What3words: [///crumbles.envisage.remote](#)



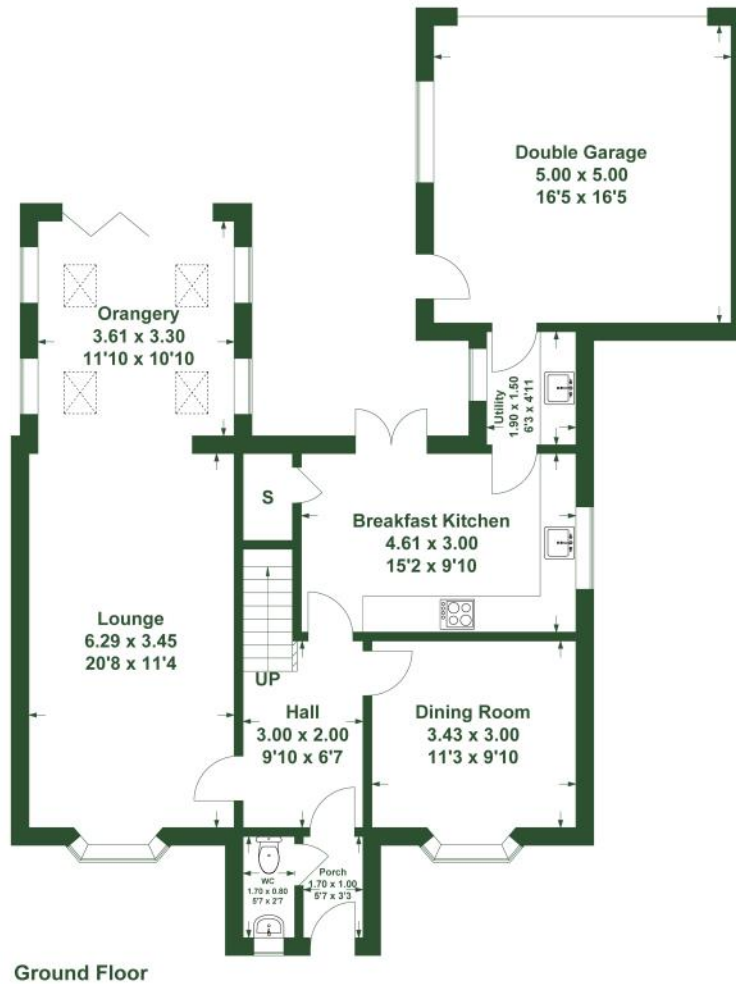
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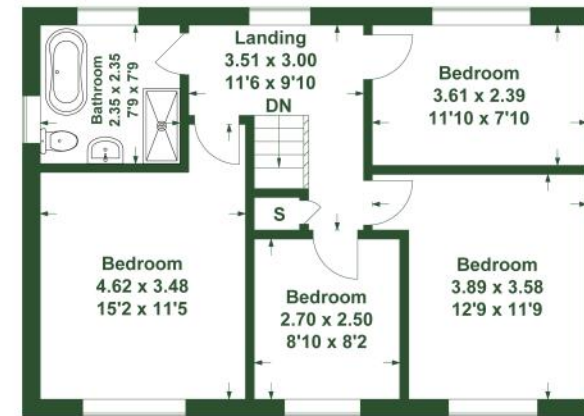
abarnett.co.uk

Approximate Gross Internal Area : 136.08 sq m / 1465 sq ft
 Garage : 25.00 sq m / 269 sq ft
 Total : 161.08 sq m / 1734 sq ft



Ground Floor

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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