

OIRO £900,000



Armitstead
Barnett

Bolton le Sands, Lancashire, LA5 8AD





Bolton Le Sands

Lancashire

LA8 5AD

Offers in Region of £900,000

- Exceptional Lifestyle Property.
- Character home situated in an edge of village rural location.
- Excellent equestrian facilities including stabling, tack room and horse walker, set within 3.51 acres.
- Set in a highly accessible location with excellent connectivity to the A6, M6 and West Coast Mainline.
- Ideal lifestyle equestrian or smallholding property.





Situated in a delightful rural setting, this property offers the perfect balance of countryside charm and contemporary living, all whilst being conveniently located in an edge of village location. A four-bedroom detached character home which is beautifully presented throughout, set within 3.51 acres of land surrounding the property. This is an ideal home for equestrian use or for purchasers simply looking for some more space.

The village of Bolton le Sands is a popular rural village, ideal for a range of markets with a thriving community. Being a coastal village, there are some excellent views across Morecambe Bay which offer the perfect equestrian setting, with some excellent rides. Bolton le Sands sits on the western coastline and offers stunning walks and scenery. The village itself is a vibrant place with several independent shops and services ideal for everyday living. The larger market town of Carnforth is situated slightly north and offers further amenities and provides excellent access to the M6 motorway at Junction 35. To the south is the historic city of Lancaster which offers further shops and services as well as popular employment opportunities within the Lancaster Royal Infirmary and Lancaster University. The West Coast Mainline can be accessed via Carnforth railway station, with links to direct trains to Manchester and London Euston. For the family market, there is a highly regarded primary school a short walk from the property as well as a choice of popular secondary schools close by, including Lancaster Grammar Schools, Queen Elizabeth School, Kirkby Lonsdale and Dallam.

The main accommodation is positioned to one side of the holding and has direct access off Mount Pleasant Lane. Being a converted stone barn, the accommodation combines rustic charm throughout with contemporary upgrades.



The welcoming and charming central entrance hallway provides a central point for the seamless flow of accommodation to the ground floor.

With a choice of reception rooms, the ground floor offers a main lounge which is a beautifully appointed dual aspect space, set around a recently installed woodburning stove with stone surround. This cosy space has feature beams and sash windows, adding to the character. There is a further family living space which has an outlook to the side of the property and provides a flexible room, which could be used as a playroom for younger children, an additional snug or further bedroom accommodation to meet the needs of purchasers. A study is situated at the front of the property, again enjoying a dual outlook over the garden and equestrian facilities. This is a well-appointed and practical space, with ample sockets and cabling.



The heart of the home is the stunning open plan living kitchen, which has been recently renovated by Butler Interiors, featuring a Schuller kitchen complete with integral appliances and Quooker Tap. It is ideal both for entertaining or relaxing with family. This area also enjoys a large woodburning stove and feature beams, making this an ideal space all year round. The kitchen area has recently been opened up, ensuring that the space is generously proportioned and filled with natural light from the Velux windows.

Flowing from the kitchen, is a utility and boot room, together with a WC and cloak facilities conveniently located off. With direct outdoor access, this space is ideal for country living and everyday use.



To the first floor there are four generous bedrooms, with the principal bedroom suite being a spacious and serene area with a dual outlook over the grounds and has the benefit of floor to ceiling storage to one wall. There is a fully tiled ensuite shower room situated to one side, together with WC and wash hand basin facilities.

The three further bedrooms offer generous family accommodation with the potential of a fifth bedroom to the ground floor, within the family living area should this be needed.

The stylish house bathroom is fitted with a jacuzzi bath with shower over, and WC and wash hand basin facilities within a vanity unit providing excellent storage.





Outside, the property offers well-tended private gardens that create a peaceful and practical outdoor haven. With a patio area directly accessible from both entrances, this is perfectly positioned for both morning coffee and evening dining and enjoys the sunshine throughout the day. The well kept lawned area sits predominantly to the side of the property, which is encompassed by mature hedgerow, shrubbery, and flowering borders. Pathways lead to the productive vegetable garden and beyond a well establish fruit orchard meaning this space is readymade for those seeking a self-sufficient lifestyle. There is plenty of parking on offer on the driveway or within the large concrete yard area which gives good access to the facilities.



Beyond the immediate gardens and grounds of the property, are substantial equestrian facilities, which offer both a practical and well maintained set up for both leisure riders and more dedicated horse owners. The property provides everything needed for day-to-day use, as well as additional facilities to ensure all weather turn out. Set within easy reach of the house, the position of both the facilities and the grounds mean that you can keep a close eye on the animals.

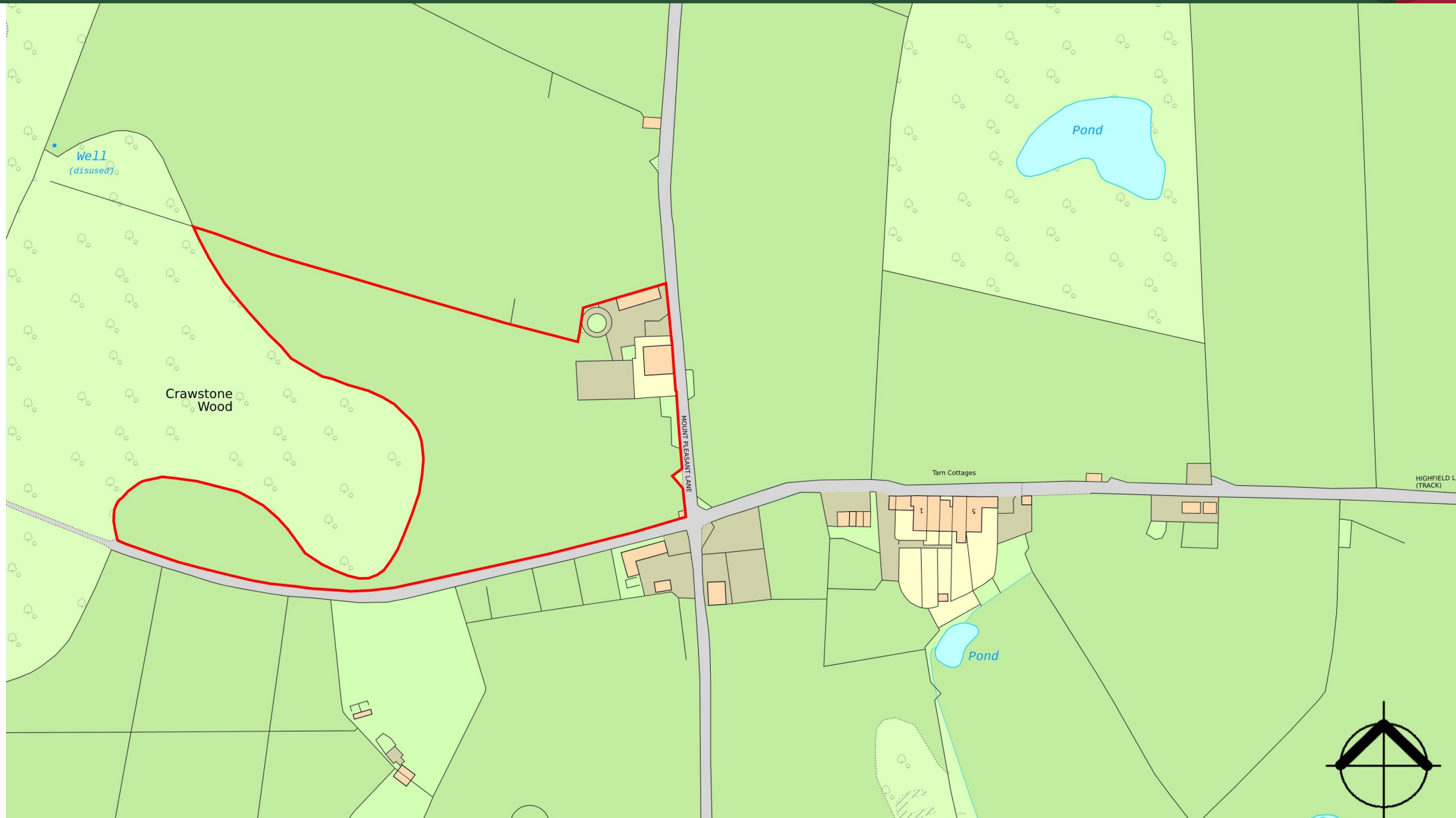
The stable building provides three generous stables within a timber under profile roofing block. Each stable provides a spacious, well-ventilated area on concrete flooring. An additional space provides a tack room, being a secure dry space, ideal for storage of grooming equipment and feed. Behind the stable block is a large wood store giving that all important storage for winter fuel. There is a further barn and feed store attached to the stable block, providing excellent storage and additional facilities. The horse walker is also a valuable addition to the equestrian facilities.



The land and turn out facilities on offer are great and comprise of an all-weather arena, approximately 70 x 45 feet, with post and rail fencing, offering an excellent space for schooling. The grazing land is positioned directly adjoining the yard and provides excellent pasture and meadow ground, which is well drained and easily accessible with a roadside access point off Mount Pleasant Lane. The ground is currently split into two field enclosures. The current owners then further splits the ground with electric fencing to meet their needs. Topography of the land and its position around Crawstone Wood, gives excellent shelter and privacy to the site, as well as a picturesque backdrop.

With everything on hand and ready to go, this unique equestrian property is a rare find, particularly in a highly sought after and accessible position and must be seen to appreciate all that is on offer.









General Remarks

Services: The property has the benefit of mains water and mains electricity. The central heating system is run from the woodburning stove or via an electric system. The property also has solar thermal panels installed on the roof for the hot water. The property operates on a private drainage system, we are aware this does not comply with general building regulations and any offer made must be on this basis.

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.

Parking: On the driveway and concrete yard for several vehicles.

Construction Type: Detached stone under slate roof converted barn property, with the conversion approximately taking place in 1995.

Local Authority: Lancaster City Council

Council Tax: Band F

Restrictive Covenants: None as far as we are aware.

Conservation Area: None as far as we are aware.

Listed Building: No

Easements, Wayleaves and 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.. Please note there is a water trough for the neighbouring land, which is serviced from the subject property. The water usage is reimbursed via an annual charge as per the title deeds.

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.

Broadband: 5G is available via EE.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

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 adviser 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.

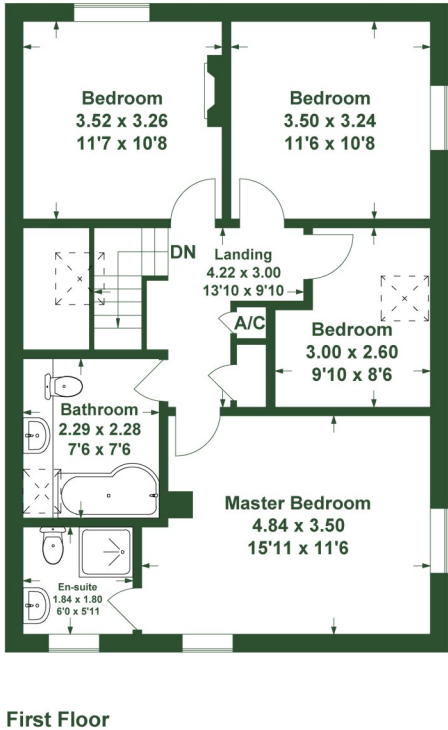
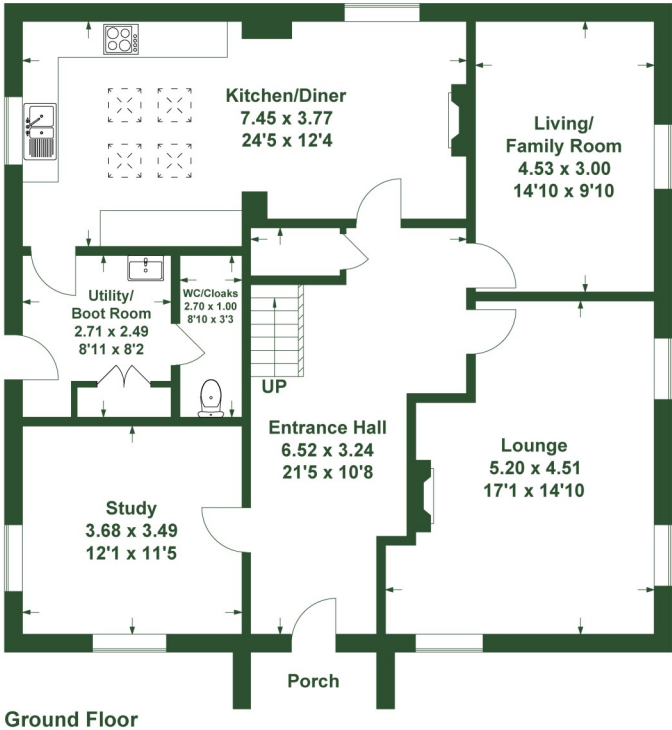
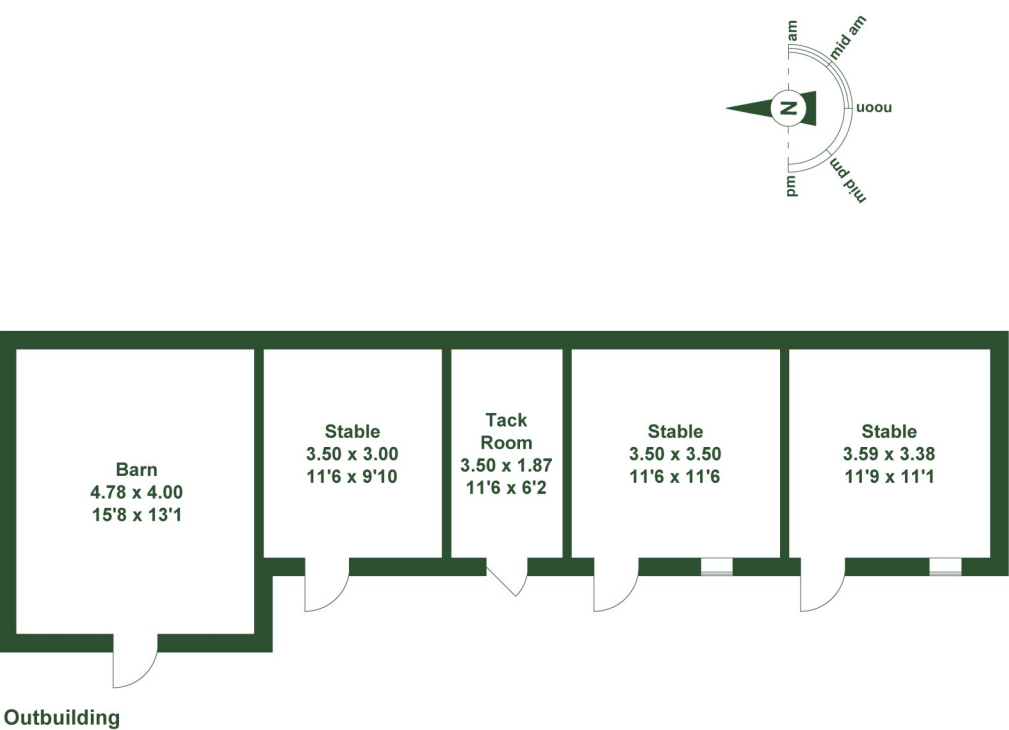
PHOTOS TAKEN APRIL 2025

What3words location: spruced. best.cafe



Approximate Gross Internal Area : 179.00 sq m / 1927 sq ft
Outbuilding : 62.34 sq m / 671 sq ft
Total : 241.34 sq m / 2598 sq ft

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



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. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 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		
55-68	D		
39-54	E	40 E	51 E
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA

01995 603 180

garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA

01704 859 995

burscough@abarnett.co.uk

Cumbria

Lane Farm, Crooklands,
Milnthorpe, LA7 7NH

01539 751 993

cumbria@abarnett.co.uk

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD

01200 411 155

clitheroe@abarnett.co.uk

Armitstead Barnett



@Armitstead_Barn



ArmitsteadBarnett

abarnett.co.uk