

Offers Over £460,000



Armitstead
Barnett

Bolton Le Sands, Carnforth, Lancashire, LA5 8DS





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Camforth
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- Sizable home which has been fully refurbished and upgraded throughout.
- Offering flexible living accommodation and well-proportioned rooms
- Set within a sought-after edge of village location, within walking distance of local amenities.
- Ample parking and garage facilities.
- Excellent connectivity to A6, M6 and rail networks.



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Occupying an edge of village location, this newly renovated property provides a desirable home in the sought after village location Bolton le Sands. Having been fully renovated throughout, the property is immaculately presented with a high-quality finish and modern appearance, which has been thoughtfully considered to provide flexible and functional accommodation. Whether you are looking for a family home or to downsize without compromise, the accommodation allows for single level living if required, while still offering ample space for a growing family and everyday comfort.

The location is well connected, with the village of Bolton le Sands offering a strong sense of community, together with excellent local amenities, including shops, pubs and additional services, along with lots of countryside walks from your doorstep. The historic city of Lancaster is easily accessed via the A6, while the M6 and nearby rail links provide access to Manchester and London Euston. For those who enjoy the outdoors, the village is in a coastal position, which offers some stunning scenery and sits on the doorstep of the Lake District National Park.

For the family market, there is an excellent local primary school, and the property also sits within the catchment for several well-regarded secondary schools including the Lancaster Grammar Schools, Queen Elizabeth School (Kirkby Lonsdale) and Dallam School.





The property opens into a generous central hallway, with access to the ground floor rooms and stairs leading to the first-floor accommodation.

The ground floor provides flexible, light-filled living space throughout. The living room is positioned at the front of the property and enjoys a dual aspect with views over the neighbouring land. It is centred around a feature fireplace, creating a cosy and comfortable atmosphere.

The newly fitted kitchen is both stylish and practical-ideal for everyday living and entertaining. It features integrated appliances, a boiling water tap, and sleek units along two walls, complemented by a central island that also serves as a dining area. This space benefits from a dual aspect with views over the rear garden. To one side, there is a useful pantry, offering valuable additional storage.

The ground floor also includes two bedrooms, both enjoying side-facing outlooks. A newly fitted shower room and separate WC complete the accommodation on this level.



Upstairs, the glazed oak staircase opens onto a superb landing area, which could be utilised as a snug or is ideal for those working from home. There are two generous bedrooms on the first floor, including the principal bedroom, which benefits from excellent adjoining eaves storage. This space also offers potential for an en-suite bathroom, should purchasers wish to add one.

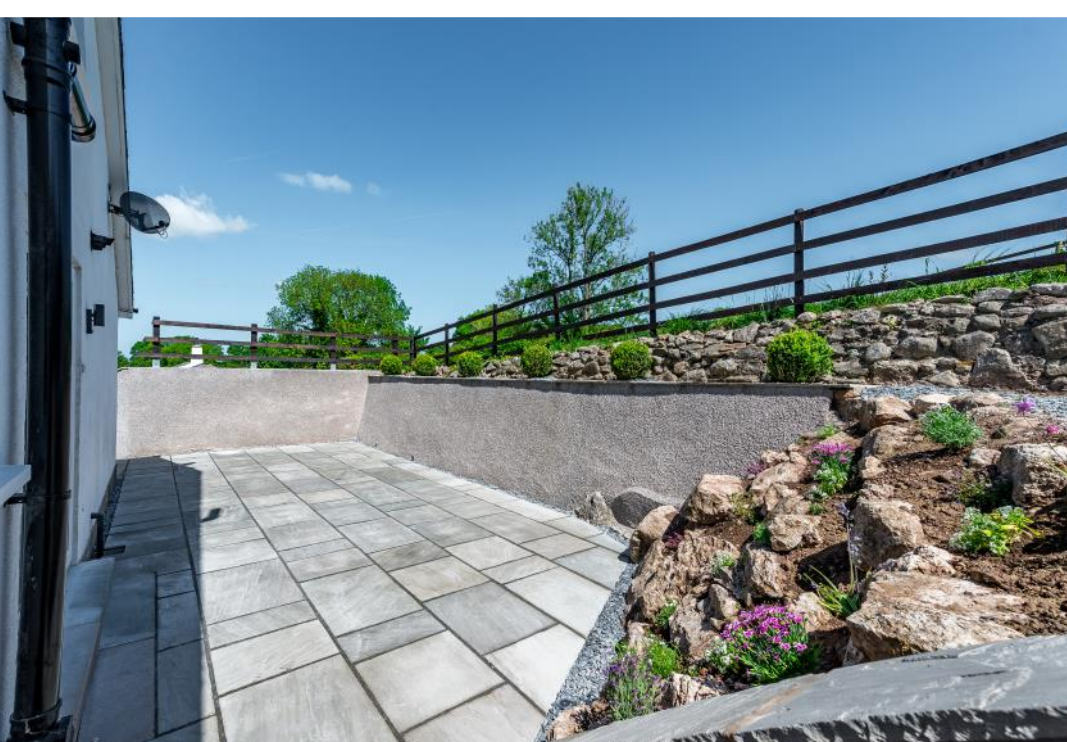
The first floor is completed by a modern and stylish bathroom suite, comprising a bath with shower over, WC, and wash hand basin.

Outside, the property features both front and rear garden areas. The front garden includes a lawn and a feature rockery, while the rear garden offers a private, low-maintenance space thoughtfully designed for easy outdoor living. A stone-flagged patio provides the perfect spot for relaxing with a morning coffee or enjoying al fresco dining. To one side, a feature rockery garden presents an ideal sun terrace—perfect for making the most of the evening sun.

There is ample parking and a substantial integral garage, which includes an electric up-and-over door to the front and a side personal access door.

With generous living space, a modern finish, and a location that is hard to beat, this property is ready to move into. Whether you're seeking a spacious family home in a welcoming village community or looking to downsize without compromising on space, this beautifully renovated home is an ideal choice.





General Remarks

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

Parking : On driveway for several vehicles and in garage building.

Construction Type : Rendered masonry stone under tiled roof.

Restrictive Covenants : There are covenants in place which require the property to be sufficiently fenced; and not to use the property for any trade or business purpose which may be a nuisance or annoyance to adjacent properties.

Listed building : None.

Conservation Area / AONB : The property sits on the edge of the conservation area. Please note that the adjoining land is designated as a Significant Open Space.

Easement, and Wayleaves or Rights of Way : None known.

Flooding : The property has / has not flooded within the last 5 years. According to the Environment Agencys website the property sits in flood zone one.

Planning Consents affecting the property : None as far as we are aware.

Broadband : Available but not currently connected.

Title & Tenure : The property is offered for sale Freehold with vacant possession upon completion.

Local Authority : Lancaster City Council.

Council Tax : Band E.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA

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.

What3words Location : [///pats.weaved.wages](#)

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

SUBJECT TO CONTRACT

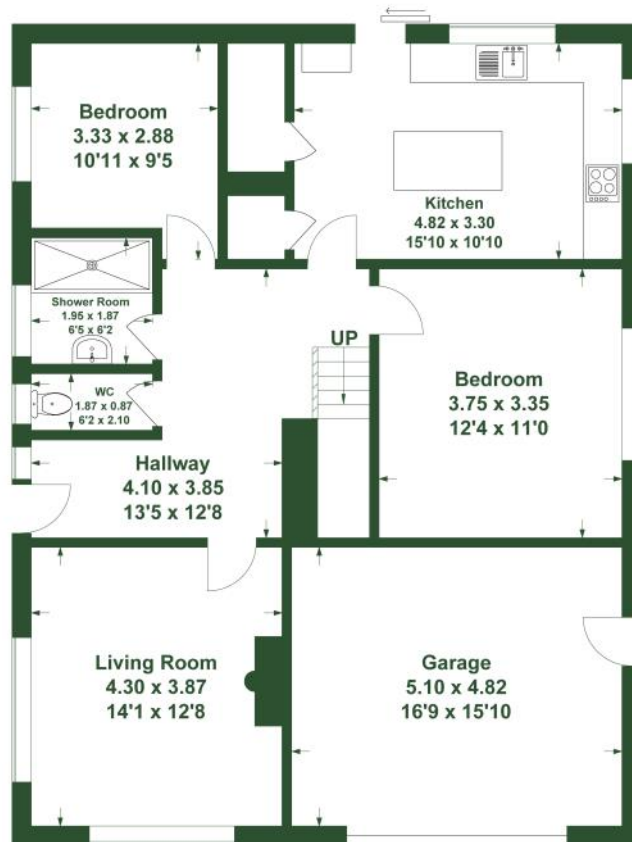
IMAGES TAKEN MAY 2025



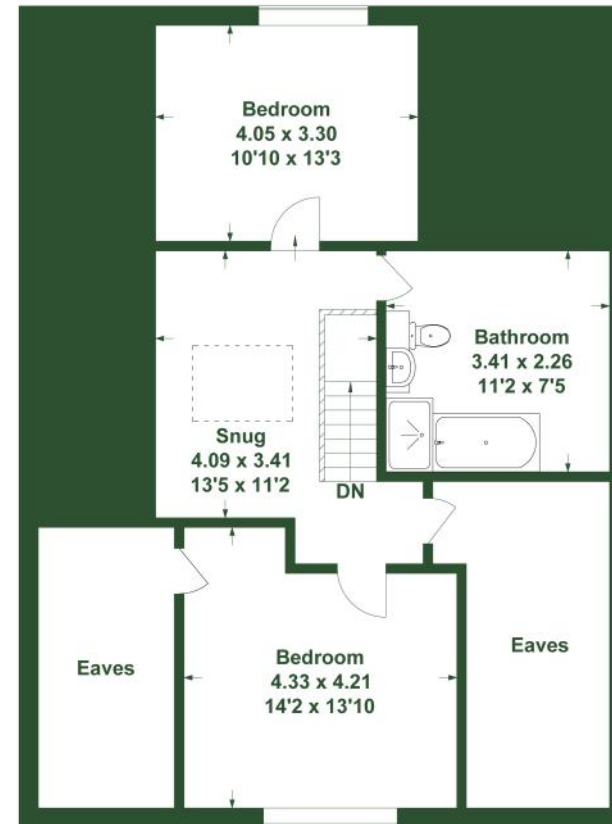
Approximate Gross Internal Area : 146.17 sq m / 1573 sq ft
 Garage : 21.93 sq m / 236 sq ft
 Total : 168.10 sq m / 1809 sq ft



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



Ground Floor



First Floor

Amitstead 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 Amitstead 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 Amitstead 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		84 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



Amitstead Barnett

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