



87 Main Road, Bolton Le Sands, LA5 8EQ

O.I.R.O. £500,000





87 Main Road, Bolton Le Sands, LA8 5EQ

Offers in Region of £500,000



3 Bedrooms



1 Bathroom

-
- Sizable home which has been fully refurbished and upgraded throughout.
 - Offering well-proportioned accommodation over three floors.
 - Set within a sought-after village location, within walking distance of the local amenities.
 - Enclosed rear garden and parking.
 - No onward chain.
 - Excellent connectivity to A6, M6 and rail networks.



This charming double-fronted period home is beautifully presented and has been fully renovated and refurbished, whilst maintaining the original character and features throughout. Boasting 3 bedrooms and versatile reception rooms, together with an extensive cellar area; and located in a central village setting, this property is ideal for modern family living. With stunning Bay views and enclosed gardens, this is a property to suit all.



Set in the heart of the village of Bolton le Sands, this property enjoys far-reaching Bay views. The village itself offers a strong sense of community, as well as everyday amenities, all of which are within walking distance. The village amenities include local shops, cafes and independent businesses; whilst the larger market town of Carnforth is just a 5 minute drive away and provides larger services including supermarkets, doctors and dentists to name a few. For commuters, the location is exceptionally well located for access to the A6 and Junction 35 of the M6 motorway is just 5 minutes in the car. Rail links are available from Carnforth, with connections on the West Coast Mainline providing direct trains to London and Glasgow.

Families are well catered for, with a choice of highly regarded schools in the area, both primary and secondary.



Having been lovingly renovated and refurbished, the property offers a tastefully designed home, whilst still maintaining its original character and charm. From the approach, its double fronted appearance offers a welcoming feel which sets the tone of the property. Upon entering, a hallway leads to the reception rooms, with living room set around an open fire and filled with natural light from the bay window, overlooking the front. Adjacent is an open kitchen / living / dining space, with a woodburning stove inset and a bay window to the front. The newly installed kitchen is set at the rear of the property, and is well equipped with wall and base units and a range cooker.



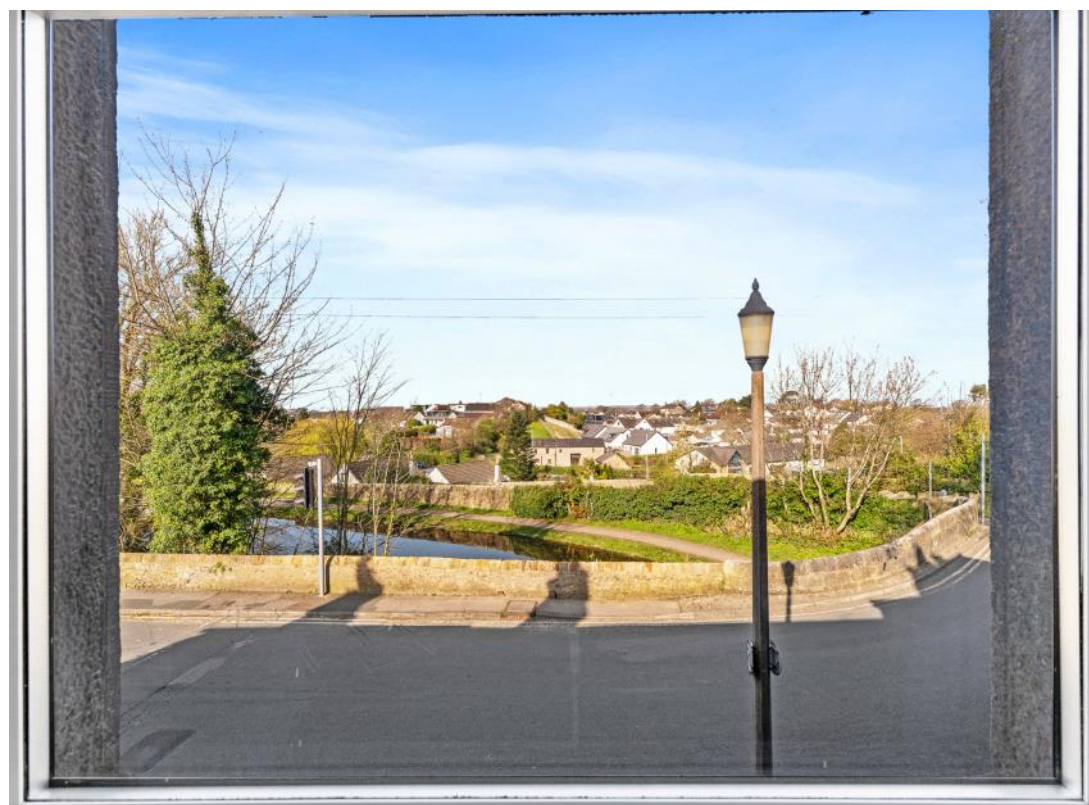
Beyond the kitchen is a useful and practical utility area, providing additional storage and laundry facilities. A WC is situated to one side, making this a convenient space.





The first floor offers 3 well-proportioned bedrooms set around a bright central landing. The window at half landing level creates an open feel whilst original panelled doors leading to each bedroom retain the original character. Two of the bedrooms enjoy views across the Bay, with an outlook to the front; a further bedroom is set at the rear. The house bathroom is a stunning space with a free-standing bath, separate shower cubicle, WC and wash hand basin. The bathroom is part tiled and part panelled, adding to the character.

The lower ground floor provides an excellent cellar, which is a great additional space divided into 4 separate areas. With a combination of cobbled and flagged flooring, there is immense charm and versatility to this space, making it ideal for storage, as a workshop area, or otherwise to suit purchaser's needs. There is also direct access from the rear garden to this level.







Outside, the property benefits from a secure walled and gated garden to the rear. The garden is a private outdoor space, with a lawned area to one side, encompassed by flower borders, and a parking area. At the front of the property, the garden sets the house back from the road to enhance both privacy and kerb appeal.





General Remarks

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

Parking allocated and number of spaces : At the rear of the property for approximately two vehicles.

Construction Type : Masonry stone under slate roof.

Restrictive Covenants : None known.

Listed building : None.

Conservation Area / National Landscapes : The property sits within the Conservation Area of Bolton Le Sands.

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.

Footpaths / Bridleways : We are not aware of any footpaths affecting the subject property.

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

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Local Authority : Lancaster City Council Council Tax : Band D

Broadband : Available.

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

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

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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. 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 : [///another.stretcher.squeezed](#)

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

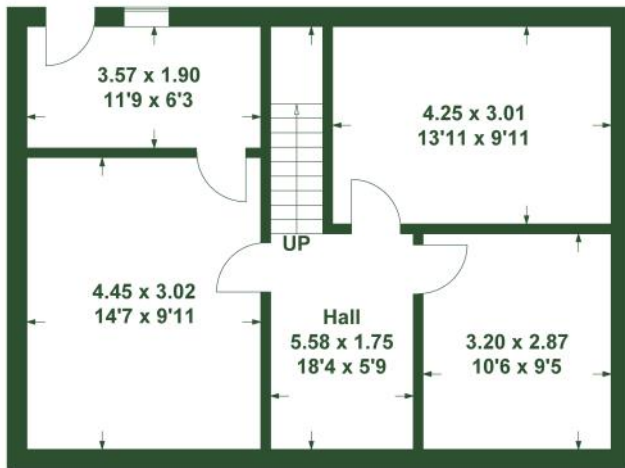
SUBJECT TO CONTRACT



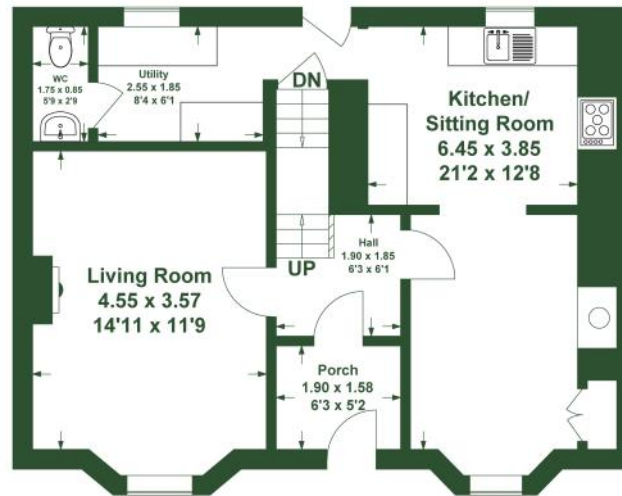
Approximate Gross Internal Area : 170.66 sq m / 1837 sq ft



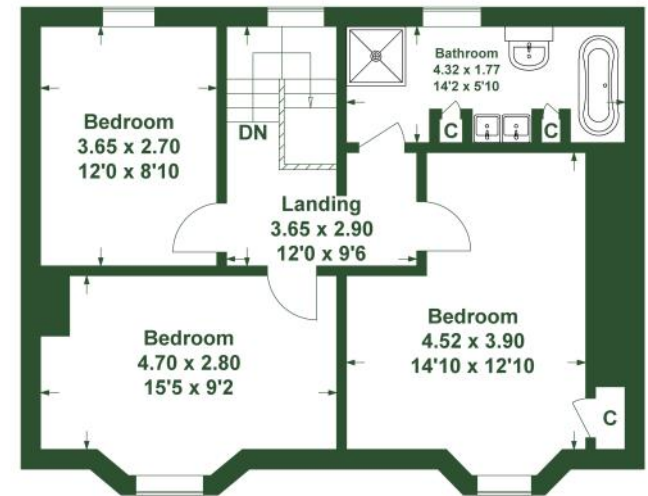
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Cellar



Ground Floor



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. 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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