



Marine Road East, Morecambe, Lancashire, LA4 6AA

Offers in Region of £750,000





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Lancashire, LA4 6AA

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6 Bedrooms



3 Bathroom

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- A beautifully appointed detached home with stunning views across Morecambe Bay.
 - Accommodation over three floors, completed to an exacting standard throughout.
 - Enclosed gardens and grounds with ample parking and detached garage building.
 - Versatile family home, ideal for multigenerational living
 - Highly accessible location.



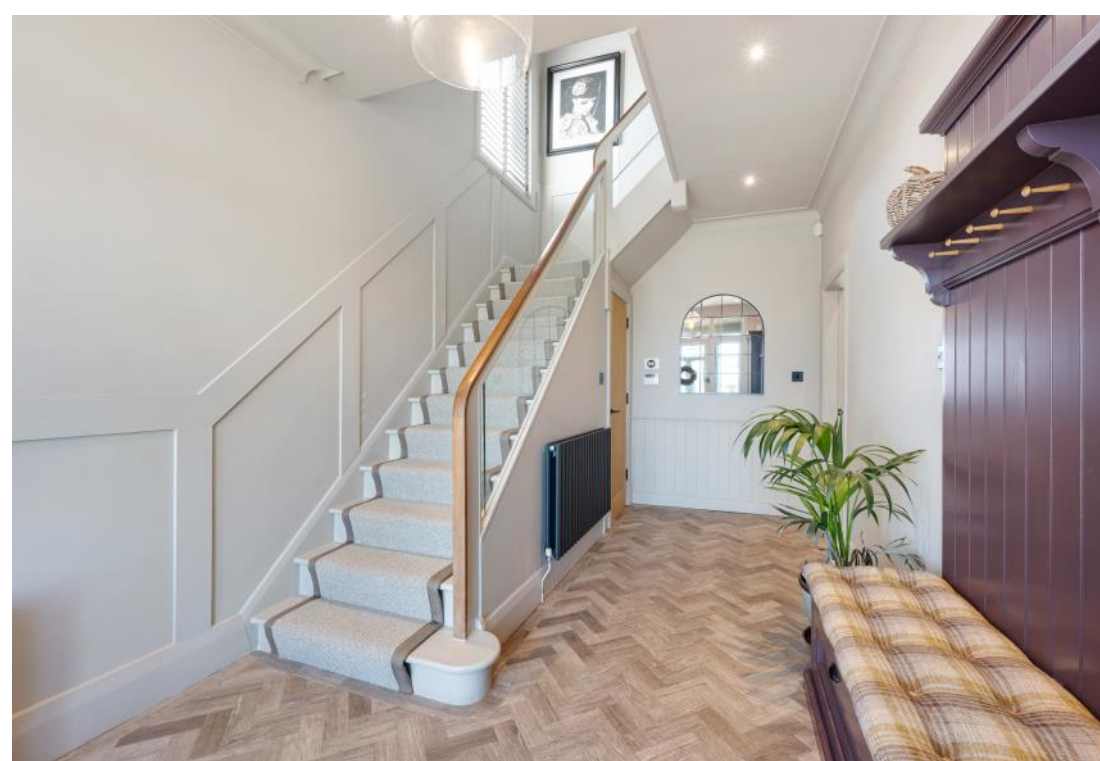
Occupying an enviable position on Marine Road East, this well-appointed detached home combines generous, versatile accommodation with a superb setting overlooking Morecambe Bay.

Thoughtfully upgraded, the property has been designed for modern family living, with a particularly impressive open-plan living space incorporating a stylish Neptune kitchen. Arranged over three floors, the accommodation offers excellent flexibility, with well-proportioned bedrooms, reception space and useful ancillary areas providing ample room for family life, working from home and entertaining.



Marine Road East occupies an enviable coastal position, with Morecambe Bay and the promenade immediately to hand. The location offers an appealing combination of sea views, outdoor recreation and convenient access to the town's growing range of amenities, with the promenade providing an excellent setting for walking, cycling and enjoying the spectacular sunsets across the bay.

The town is undergoing an exciting period of regeneration, with the Eden Project set to become a major new cultural and visitor destination on the seafront. The landmark development will incorporate immersive landscapes, gardens, art, education and experiences inspired by the unique environment of Morecambe Bay, adding a significant new attraction to the town.



The wider regeneration of Morecambe is complemented by its proximity to Lancaster, providing an extensive range of shopping, cultural, leisure and educational facilities. Lancaster University and the Royal Lancaster Infirmary are also readily accessible, while the West Coast Main Line provides direct rail connections from Lancaster and nearby Carnforth. For commuters, the Bay Gateway provides convenient access to the M6 motorway and the wider regional road network. Morecambe is also well served by a range of primary and secondary schools, making this an increasingly attractive location for both families and those seeking a coastal lifestyle within easy reach of the major centres of Lancashire.



Entered into a welcoming entrance hall the finish of this space sets the tone for the home and demonstrates the high standard of finish. The hall serves as a great connection between each floor giving a great flow to the accommodation.

The upgraded Neptune kitchen provides a stylish and highly practical setting, with a generous island creating an ideal gathering point for family and guests. The adjoining dining and family areas offer considerable space for a large dining table and relaxed seating, creating a superb environment for entertaining. The layout is particularly well connected to the outside, allowing the terrace and covered entertaining area to become a natural extension of the living accommodation during the summer months.



The main living room is well suited to modern family life and entertaining. Positioned to the front of the property this space takes full advantage of the remarkable views across Morecambe Bay. The open-plan arrangement allows the ground floor rooms to flow seamlessly together, whilst the option to divide the spaces provides flexibility for quieter occasions. A feature gas fire provides a focal point, complemented by the retained Art Deco ceiling detail which adds character.

The ground floor is completed with a practical w.c and utility space adding to the properties functionality.







The first floor is reached via an attractive oak and glazed staircase, leading to four well-proportioned bedrooms and a house bathroom. The principal bedroom is a particularly impressive room, enjoying a large bay window with uninterrupted views across Morecambe Bay and towards the Lakeland fells. A well-designed dressing room provides excellent storage and leads through to the en-suite bathroom, which is fitted with a stylish suite including a freestanding bath, separate shower, WC and vanity unit.

The second bedroom is another generously proportioned room, overlooking the garden and benefiting from a Juliet balcony, together with useful fitted storage. Two further bedrooms on this level provide excellent flexibility and could readily accommodate children, guests or home-working. Completing the first floor is a beautifully appointed family bathroom, providing a contemporary and relaxing space with a freestanding bath, separate walk-in shower, vanity unit, WC and heated towel rail.

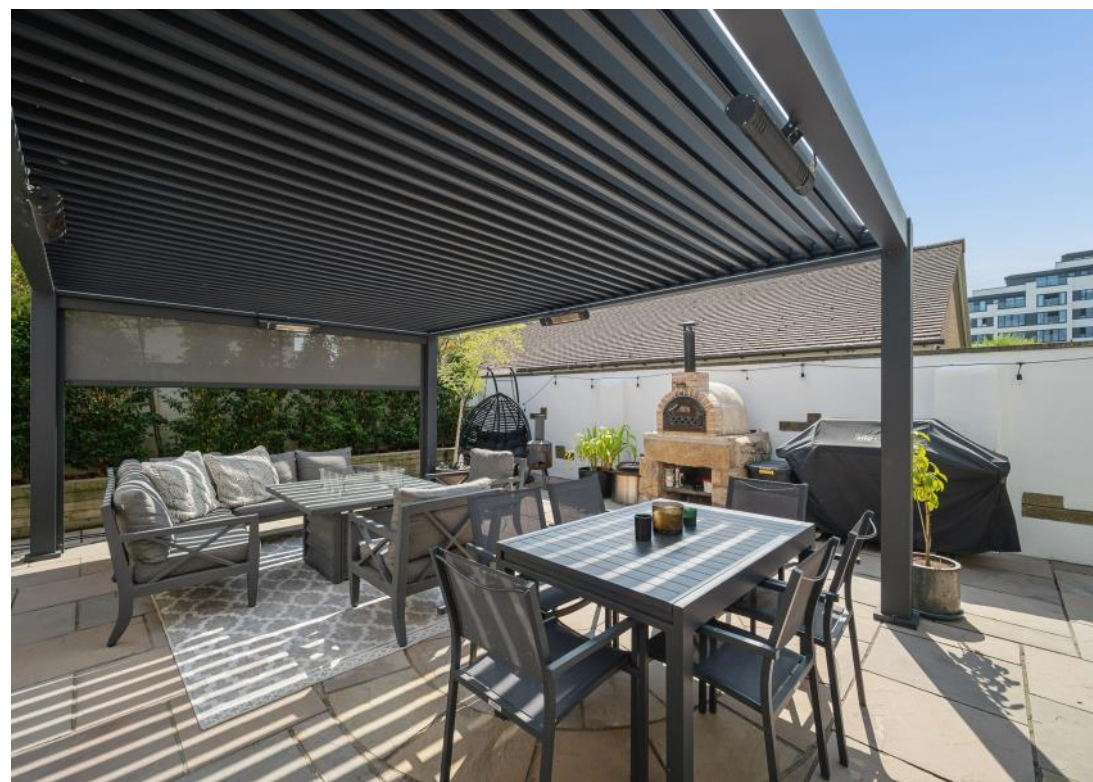




The lower-ground floor adds a significant dimension to the property and provides exceptionally versatile accommodation. Providing two further bedrooms, together with a separate study which could equally serve as a home office, hobby room or additional guest space, the flexibility of this floor makes it particularly well suited to a growing family, multi-generational living or those requiring dedicated space for working from home.

A useful utility room provides plumbing and space for laundry appliances, together with fitted storage and a sink. There is also a conveniently positioned shower room with shower enclosure, WC and vanity unit, while a separate storage room houses the boiler and hot water system. An external door provides direct access to the side of the property, adding further practicality to this highly adaptable lower-ground-floor accommodation.





Externally, the property enjoys a well-appointed setting, with the outside space designed around ease of maintenance, privacy and entertaining. To the front, a substantial driveway provides excellent off-road parking and a turning area, with electric gates giving access to further private parking and the detached garage.

The rear garden is predominantly low maintenance, making it an ideal space for those who want to enjoy outdoor living without extensive upkeep. A paved terrace provides ample room for outdoor dining and relaxed seating, with raised planters and established planting adding greenery. A particularly impressive feature is the substantial covered entertaining area, creating a sheltered outdoor room which can be enjoyed throughout much of the year. With generous space for dining and relaxed seating, it provides a natural extension to the main living accommodation and is ideally suited to entertaining, barbecues or simply enjoying the garden in comfort.

The detached garage is accessed from the private parking area or personnel door and provides considerably more than traditional garaging. Currently used as a bar and gym space this is flexible area to suit a buyers needs.

This substantial and individual family home offers versatile accommodation and offer something for all, complemented by its coastal setting and outstanding views across Morecambe Bay.



General Remarks

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

Please note : Amitstead 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 driveway at front of property for several vehicles.

Construction Type : Detached rendered stone property.

Local Authority : Lancaster City Council **Council Tax** : Band G

Restrictive Covenants : Details of the covenants contained within the Title are available from the selling agents.

Conservation Area : None.

Listed Building : None.

Broadband : Available and connected.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1 being very low chance of flooding from rivers, seas or surface water.

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

Unimplemented Planning Consents : None known.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson BSc (Hons) MRCS 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

Title & Tenure : Freehold with vacant possession upon completion.

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.

What3Words : [///burst.ledge.years](#)

Money Laundering Regulations Compliance : Please bear in mind, that Amitstead 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.

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

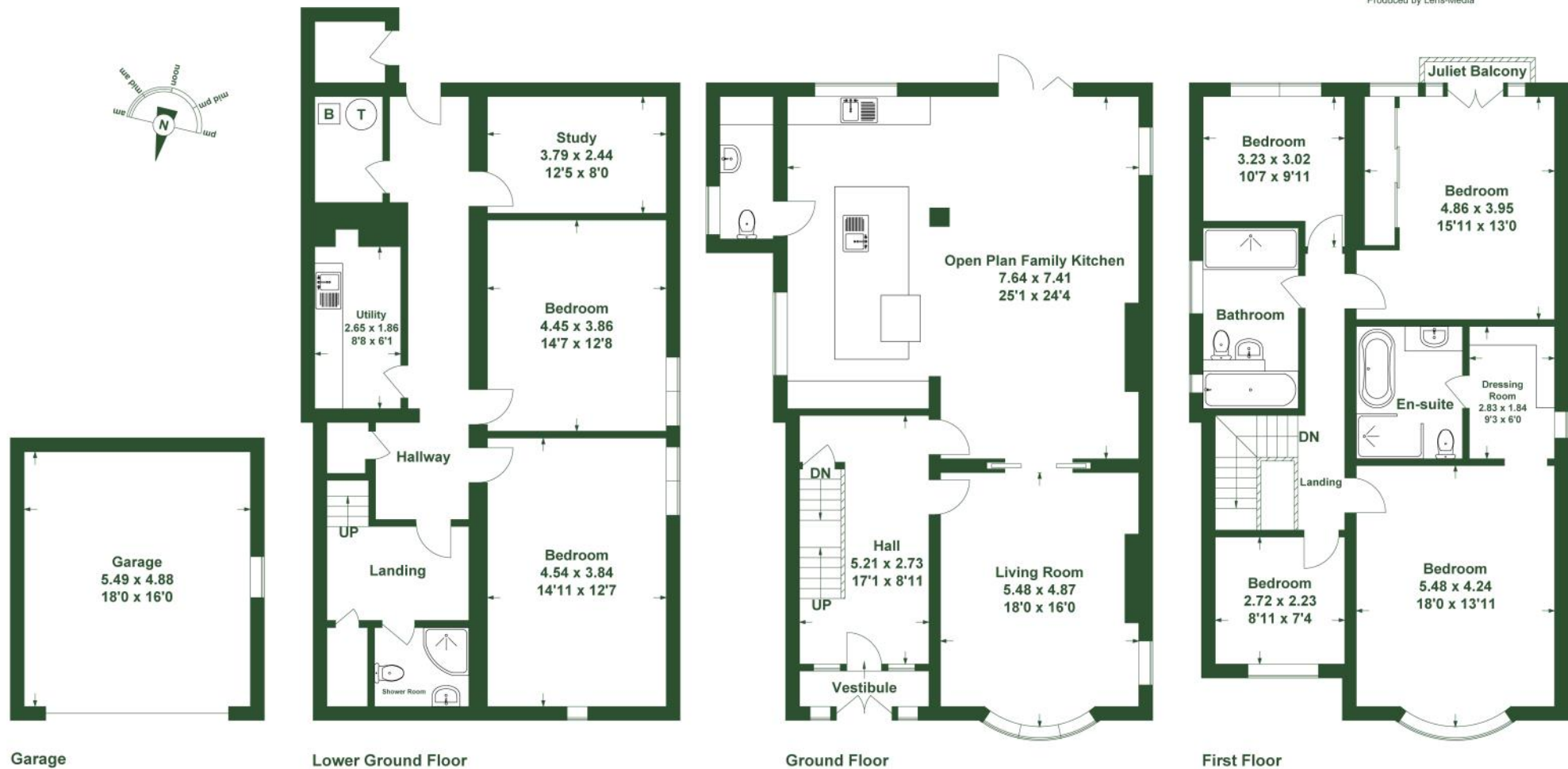
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

PHOTOS TAKEN AUGUST 2026



Approximate Gross Internal Area : 299.73 sq m / 3226 sq ft
Garage : 26.79 sq m / 288 sq ft
Total : 326.52 sq m / 3514 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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