

Whin Grove, Bolton Le Sands, Carnforth LA5 8DD

Offers in Region of £380,000



Whin Grove, Bolton Le Sands, Carnforth LA5 8DD

Offers in Region of £380,000

5 Bedrooms

1 Bathroom

- Character Victorian property offering spacious and versatile accommodation.
- Accommodation set over 4 floors.
- Enclosed rear garden and parking.
- Situated in the popular village of Bolton Le Sands, with local amenities on hand.
- Excellent accessibility to the A6, M6, rail networks and local schooling.


WELCOME
NUT HOUSE





Being an attractive Period residence, combining character and comfortable modern living, this property has an attractive frontage with distinctive bay windows and original-style detailing, creating an excellent first impression. With generous proportions and flexible accommodation, and enclosed rear yard garden area, this is ideally suited to family life.

Bolton Le Sands is a well-regarded village, offering an appealing combination of traditional village life, everyday amenities and excellent accessibility to both the surrounding countryside and local coast line. The village offers some excellent facilities and walks from the nearby canal. The market town of Carnforth and historic city of Lancaster are both within convenient reach, offering wider shopping, leisure and educational facilities, together with railway stations and access to the M6.

The property is approached through an enclosed front garden, leading to an entrance porch and into the hallway. From the hallway is a lounge which is a particularly appealing reception room, with a large bay window to the front, allowing the natural light to fill the space. The high ceilings and decorative cornicing add to the charm of the room. There is a central woodburning stove creating a perfect cosy area for everyday relaxation.

A separate dining room offers a further generous reception room, ideal for family dining and entertaining. Beyond, the kitchen has been upgraded with a contemporary Shaker-style kitchen and integral appliances. The practical arrangement provides ample storage and preparation space. Beyond the kitchen is a utility room, together with a convenient ground floor WC and access to the rear garden area. From the kitchen can also be accessed, the extensive cellar accommodation which comprises of 2 principal areas, together with additional areas, providing excellent storage space with potential for alternative uses, subject to necessary building regulations and permissions.





The first floor provides 3 bedrooms and a family bathroom. The principal bedroom is particularly spacious, with an attractive bay window to the front, reflecting its architectural character. A second bedroom is a well-proportioned double room, whilst the third bedroom provides additional accommodation, being a slightly smaller space. The family bathroom provides a bath with shower over, wash hand basin and WC, and has been recently upgraded.









The staircase continues to a second floor, where there are 2 additional bedrooms, providing excellent flexibility for a growing family, visiting guests, or those working from home. Both rooms offer good proportions, with useful eaves storage adding to the practicality of this level.







Outside, the property has an enclosed front garden space and is set behind established shrubs and planting. A pathway leads to the front entrance. To the rear is an enclosed courtyard garden, with a practical area of hard standing, together with a timber outbuilding, providing useful storage for garden equipment, bikes and other outdoor gear. The outside offers scope for a purchaser to introduce landscaping should they wish.

This property provides an appealing opportunity to acquire a property with substantial accommodation and extensive storage. Combining the traditional features with more recent upgrades, this is a superb family home in an excellent village setting.





General Remarks

Services: Mains electricity, mains water, mains gas 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.

Parking: There is parking situated at the rear of the property and additional street parking to the front.

Construction Type: Stone under slate roof.

Local Authority: Lancaster City Council

Council Tax Band: Band D

Conservation Area: The property is located within the Bolton Le Sands Conservation Area.

Listed Building: None.

Broadband: Available.

Footpaths, bridleways: None known.

Flooding: According to the Environment Agency Website the property sits in Flood Zone 1.

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

Restrictive Covenants: Included in the Title, restricting the property from being used as a public house or beer house.

Title and 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: ///removable.repaid.fumes

Title and Tenure: Freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson 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.

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.

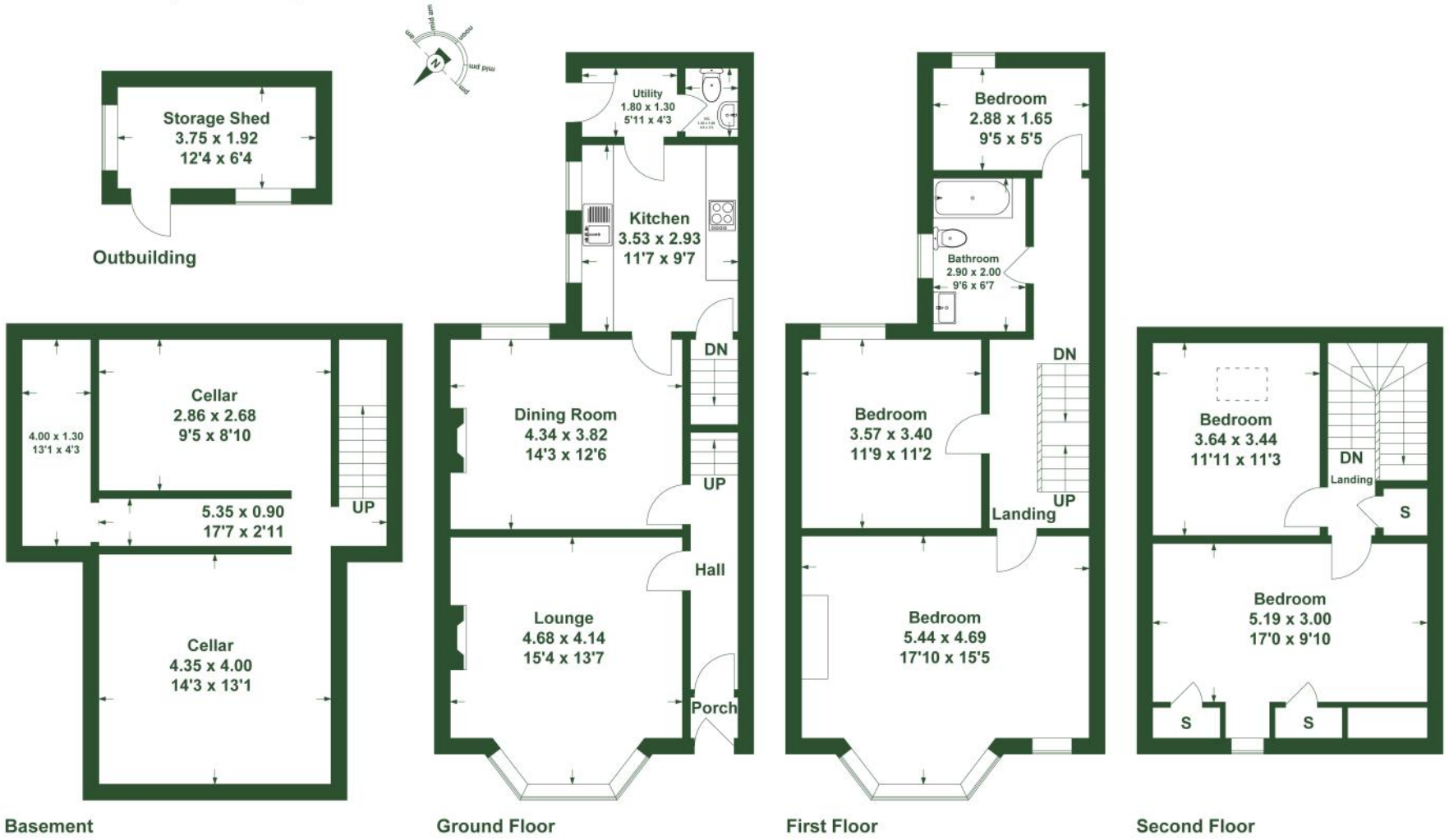
Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 October 2026

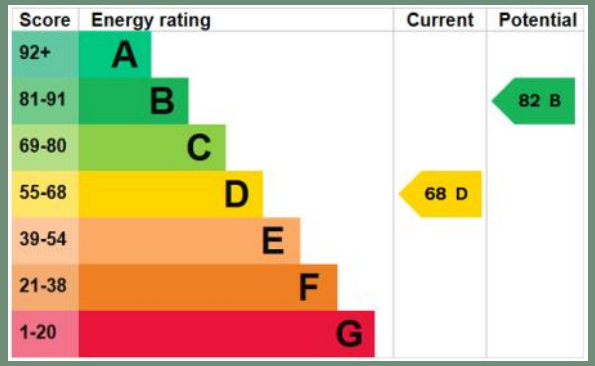
Approximate Gross Internal Area : 201.62 sq m / 2170 sq ft
Outbuilding : 7.20 sq m / 78 sq ft
Total : 208.82 sq m / 2248 sq ft

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.





North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk