



ROBIN HILL, 4 THE ROW, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0UG
£525,000

MILNE MOSER
SALES + LETTINGS

ROBIN HILL, 4 THE ROW
SILVERDALE
CARNFORTH
LA5 0UG



OVERVIEW

On a quiet country lane on the fringes of Silverdale, Robin Hill is a detached bungalow with fantastic elevated views and a wealth of possibilities.

The level accommodation is currently laid out with two bedrooms, two reception rooms, a kitchen and shower room but could easily be adapted for three bedrooms or extended subject to planning. The garden extends mainly to the rear and is a good size with garden sheds, lawn and rockery areas. Parking is at the front and under the car port and there is a timber garage. Some updating is required, however the property is ready to move into and available with no onward chain. A new sewage treatment system installed in October 2023

Silverdale is a popular and desirable village in an Area of Outstanding Natural Beauty. The views from the property are across farmland towards the village and distant woodland.

ACCOMMODATION

A glazed door sheltered by the car port leads to:

PORCH

Having a sliding glazed door to the hallway and a ceiling light.

HALLWAY

A good sized hallway with access to all accommodation. Built in full height double coat cupboard, a ceiling light, radiator and





telephone point. Access to the loft which is part boarded, has a light and ladder and a good ceiling height.

SITTING ROOM

15' 5" x 16' 4" (4.70m x 4.98m)

Having secondary glazed windows to two aspects. The elevated view to the west is excellent - over fields towards Silverdale village and distant woodland. Gas fire set on a polished limestone plinth, two wall lights, a storage heater, television point and a ceiling light. Wood block style parquet flooring.

DINING ROOM

14' 4" x 11' 9" (4.37m X 3.58m) max

Equally suited as a third bedroom, the dining room has two UPVC double glazed windows - one overlooking the rear garden and the other to the west with an open view. Radiator, ceiling light, wall light, B4RN internet connection and both television and telephone points.

KITCHEN

10' 9" x 11' 10" (3.27m x 3.61m)

A UPVC double glazed window looks over the rear garden towards trees. Fitted with cream base and wall units with wood style trim and pale worktops. Stainless steel one and half bowl sink with drainer, large electric ceramic hob, microwave and an electric oven and grill. Plumbing for a washing machine/dishwasher, tiled splashbacks, a ceiling light, extractor and radiator. Wall mounted boiler and hot water cylinder is concealed in the cupboard.

REAR PORCH/UTILITY

4' 3" x 7' 9" (1.31m x 2.36m)

UPVC double glazed frosted window and a UPVC external door to the rear garden. Shelving, wall light, plumbing for a washing machine and hanging space for coats.

BEDROOM

13' 0" x 13' 1" (3.97m x 3.98m) max

A UPVC double glazed box bay window with a lovely westerly view over fields towards Silverdale. Three built in double wardrobes, a further built in cupboard, a shaver point and a ceiling light. Storage heater.

BEDROOM

9' 8" x 16' 4" (2.94m x 4.98m)

Another good sized double bedroom with two dual aspect secondary glazed windows. Ceiling light, storage heater and two wall lights.



SHOWER ROOM

9' 11" x 5' 4" (3.02m x 1.62m)

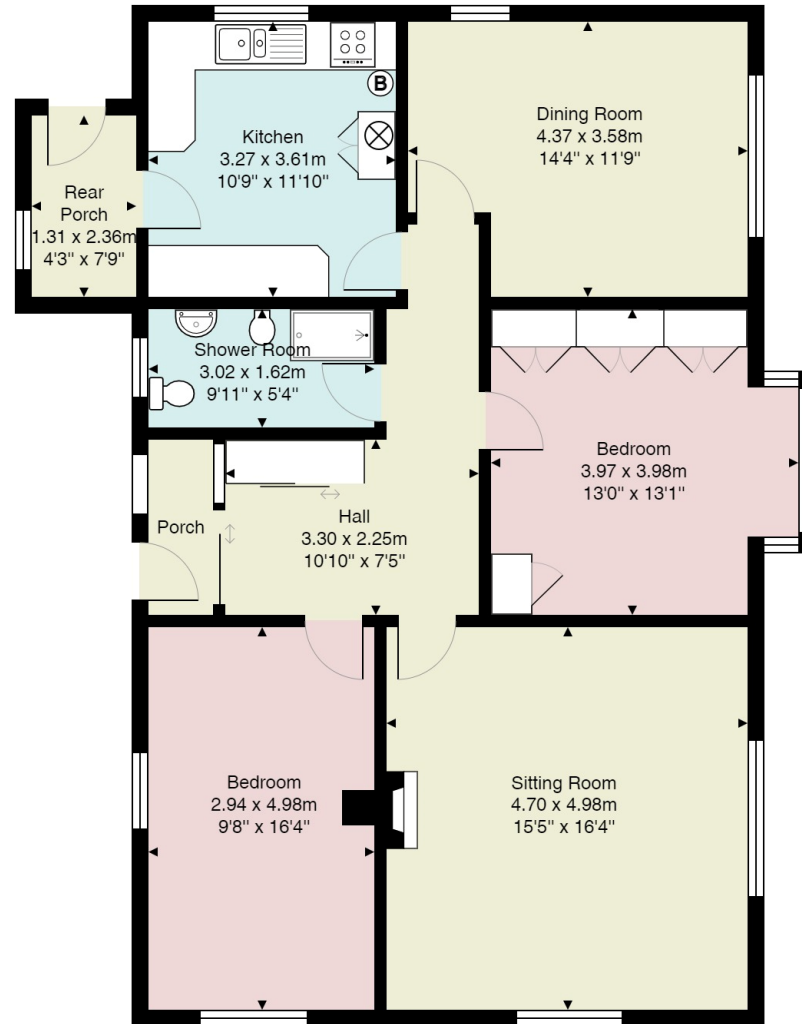
A frosted UPVC double glazed window to the car port. Fitted with a four piece suite comprising bidet, WC, pedestal wash hand basin and a larger walk in shower cubicle. Part tiled, there is a vanity/main light, storage heater and a bar heater.

EXTERNAL

The garden areas run to the front and rear of the bungalow with a driveway and carport providing parking. There is a lower area at the front and access via either side of the property to the rear garden. Seating area along the full length of the west side of the property. Gently sloping, the rear garden has a lawn, mature shrubs and trees and natural limestone outcrops. There are two sheds within the garden - 8' 11" x 12' 0" having power and light, the second measuring 9' 10" x 13' 11". The garden backs onto woodland and is enclosed by simple fencing to keep the feeling of openness. The views across the fields and countryside at the side are excellent.

In addition to the sheds is a timber garage measuring approximately 10' 0" x 14' 6" and having double doors, power and light. The carport at the side of the property (approx. 11' 5" x 24' 2") has an external light and concealed tap.





This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





DIRECTIONS

From the centre of Silverdale, proceed north on Emesgate Lane passing Bleasdale School and St Johns Church. At the junction with Cove Road, continue straight onto Park Road. Towards the end of Park Road, turn right onto The Row and follow the lane. The property is located on the right hand side and indicated by a number 4. Approaching from Carnforth, The Row can be accessed from Slackwood Lane close to Leighton Moss Reserve, the station and Silverdale Golf Club.

[what3words///compliant.toggle.gong](https://www.what3words.com/compliant.toggle.gong)

GENERAL INFORMATION

Mains Services: Water, Gas and Electric. Drainage via a new sewage treatment system installed in October 2023, located adjacent to the road and serving Robin Hill only. B4RN broadband (fibre optic broadband for rural communities) is installed to the property.

Tenure: Freehold

Council Tax Band: E

EPC Grading: E



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.