



3 OLD HALL COTTAGES, COVE ROAD, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0RW  
**£395,000**

**MILNE MOSER**  
SALES + LETTINGS



## 3 OLD HALL COTTAGES, COVE ROAD SILVERDALE CARNFORTH LA5 0RW



3



1



1



PARKING

### OVERVIEW

Immaculately presented both inside and out, this unique extended cottage must be viewed to be appreciated. The versatile layout could easily be adapted to create three bedrooms if required and thought and imagination has been used throughout when modernising and updating the property. The living room is a welcoming space - semi open plan to the kitchen which is fitted with neutral modern units which highlight the exposed character beams. The dining room (or third bedroom) to the side has lovely views across the garden towards woodland. The two double bedrooms are on a lower floor along with the stylish bathroom. The garden is well landscaped with low maintenance gravel areas, zoned planting and various seating areas. Off road parking at the front for three cars.

### LOCATION

On the fringes of Silverdale, 3 Old Hall Cottages is at the end of a small row of quirky properties with woodland to the side. Silverdale has a good range of facilities and amenities including shops, churches, a primary school (OFSTED Good), pharmacy and doctors. Woodland and countryside walks are close by and the beach is less than a mile away. Leighton Moss RSPB and Gaitbarrows Nature Reserve are also easily reached along with the wider Lake District, Silverdale and Arnside AONB and Yorkshire Dales.

### ACCOMMODATION

From the gravelled parking and front garden space, steps lead down to the composite front door and into the porch.







#### PORCH

5' 8" x 5' 3" (1.72m x 1.61m)

A UPVC double glazed window faces the side aspect and there is a further full length frosted UPVC double glazed window adjacent to the front door. Attractive tiled floor, a ceiling light and radiator. A glazed oak door leads to the living room and there is a useful coat cupboard.

#### LIVING ROOM

17' 6" x 10' 4" (5.33m x 3.16m) max

UPVC double glazed French doors lead to the front aspect. An angled fireplace fitted with a cosy woodburner provides a lovely focal point and there is a vaulted ceiling and exposed gothic arch style beams. Ceiling light, two radiators and stairs to the lower ground floor and up to the kitchen.

#### DINING ROOM/BEDROOM THREE

15' 8" x 11' 3" (4.78m x 3.43m) max

With views over the garden towards woodland, the angled dining room has dual aspect windows and a rooflight. Equally suited as a third bedroom, there is a radiator and two ceiling lights.

#### KITCHEN

10' 7" x 8' 6" (3.22m x 2.90m)

A lovely light space with exposed gothic style arch and open aspect down into the dining room. A UPVC double glazed window to the rear. Fitted with contemporary mushroom shaded shaker style base units with pale marble effect worktops and a one and half bowl sink with drainer. Induction hob, electric oven with warming drawer, an integrated fridge and slimline dishwasher. Pull out carousel corner cupboards, under beam lighting and two ceiling lights. Accessed via an oak sliding door, the pantry provides further storage and there is a freezer and plumbing for a washing machine. Wall light and wall mounted Worcester boiler.

#### LOWER LANDING

Ceiling light and a radiator. Oak doors lead to the two double bedrooms and bathroom and there are two under house storage spaces. The larger extends under the whole of the living room, the smaller being a lower side cupboard. Both spaces have lights.





#### BEDROOM ONE

9' 8" x 9' 8" (2.95m x 2.95m) inclusive of wardrobes.

A UPVC double glazed window and door overlook the rear patio.

There are two built in double wardrobes (one with mirrored sliding doors), two bedside cupboards, a ceiling light and radiator.

#### BEDROOM TWO

10' 9" x 10' 2" (3.28m x 3.10m) max

A quirky characterful room with a UPVC double glazed window and Velux rooflight. Radiator and a ceiling light.

#### BATHROOM

5' 1" x 6' 0" (1.56m x 1.82m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a shower bath with remote control shower and glass screen, a wash hand basin with cupboard below and a lit cabinet above and a WC. Chrome heated towel rail, an extractor and a ceiling light. The bathroom is fully tiled and there is a co-ordinating wall cupboard.

#### EXTERNAL

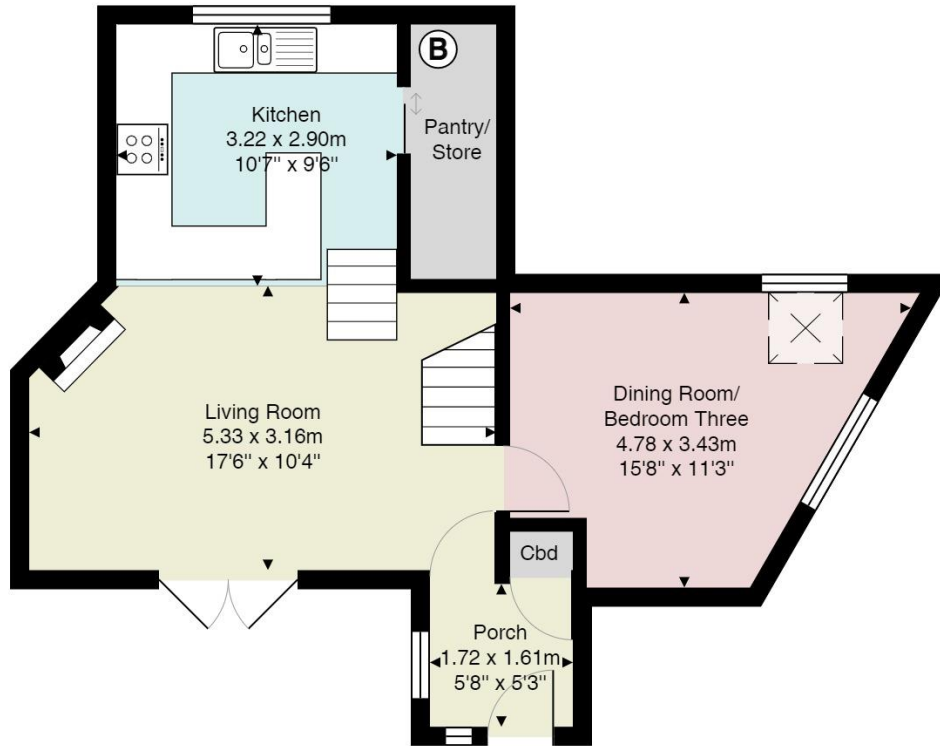
The garden areas have been landscaped to take advantage of the different levels and exposed rock within the plot. At the front is off road parking accessed via a track from the main road with space for three cars. External light and tap. A gate at the side leads to the side and rear garden spaces. The sloping side garden is gravelled with rockery style beds which have been thoughtfully planted creating a fern bed, a dry garden and further bed with woodland perennials. There is a bowl water feature and various seating areas. The garden borders woodland - perfect for bird (or squirrel) watching. Two patio spaces extend to the rear and offer private lower level seating or entertaining spaces. External socket. The garden shed, log store and wooden store are to stay.

#### DIRECTIONS

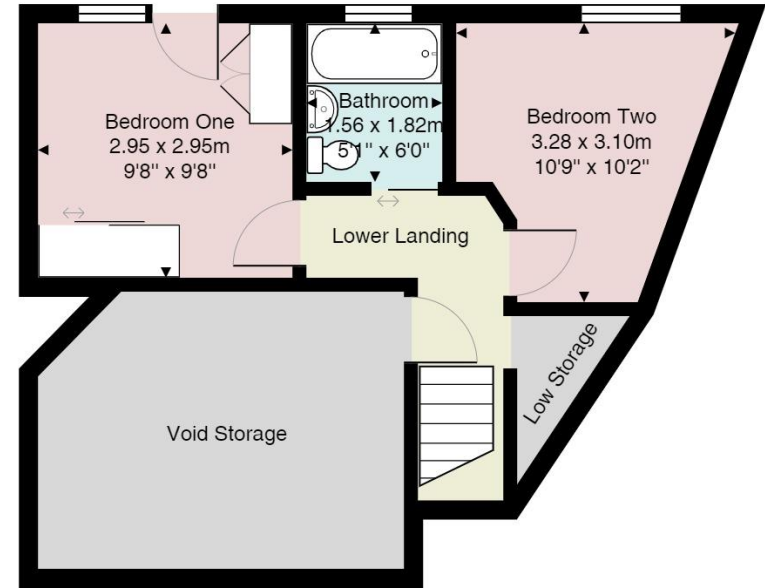
Old Hall Cottages are located just off the junction of Cove Road and Emesgate Lane. The parking is accessed to the side of St Johns Cottages and there is pedestrian access to the front of the property from the road.

what3words:///rejoins.version.richer





Ground Floor



Lower Ground Floor

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









#### GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Drainage via septic tank shared between 3 properties. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. B4RN full fibre broadband is connected giving 1Gbps.


Tenure: Freehold

Council Tax Band: C

Planning Permission was granted in 2016 for a single storey side extension and the installation of a metal chimney flue, both completed. Additionally the permission included the construction of a dining extension off the kitchen with a full height dormer window to the side. Details can be found on Lancaster City Council Planning Portal ref: 16/00703/FUL.

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		



# 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](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto: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](mailto: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.