



47 Broadlands Drive
Bolton-le-Sands | Lancashire | LA5 8BH

FINE & COUNTRY

47 BROADLANDS DRIVE



Welcome to 47 Broadlands Drive, Bolton-le-Sands, Lancashire, LA5 8BH

Enjoying an advantageous setting at the head of a small cul-de-sac and commanding truly excellent views as well as a southwest facing sunny position, this detached house was built in the 1930s and bought by the present owners in 2008. During the period of their ownership, they have remodeled the layout, extended the accommodation and undertaken a comprehensive series of improvements to create the stunning family house now on offer.

The light, bright and spacious accommodation is well appointed and attractively presented, it ticks a lot of boxes as far as dream home wish lists go and would suit either a family or a couple, whether professional or retired; the big open plan living area works especially well for both family life and those that like to entertain at home.

In summary, the accommodation briefly comprises a porch into an entrance hall off which is a cloakroom, a sitting room and a fabulous open plan living area which extends from a dining kitchen to large conservatory with a sitting area in the middle. Off the kitchen area is a utility room. To the first floor there are three double bedrooms. The principal room has an ensuite shower room, the remaining two bedrooms share the family bathroom and separate cloakroom. There is also a converted loft with electric ladder access which offers two rooms, currently used as an occasional bedroom and office.

Outside, landscaped gardens surround the house and provide privacy as well as seasonal variety, colour and interest with several well-chosen areas for outside seating and dining. To the front of the house is a garage with ample parking. No.47 enjoys a generous plot of c.0.47 acre. At the bottom of the garden runs the Lancaster Canal and provides a moving backdrop for life here.

The house enjoys a highly accessible location with good road and rail links making it a smart choice if you are seeking the appeal and convenience of local services whilst being able to travel further afield with ease. This northwest corner of England is also blessed by being surrounded by great countryside, whether coastal around the Morecambe Bay estuary, in the local AONBs or the two nearest National Parks; the Lake District and Yorkshire Dales.



“ We lived next door for eight years and had often admired this house because of the canal side garden, it came on the market and we quickly made our move. It's now time to downsize but we take with us lots of happy memories to cherish.



Location

Situated in the popular village of Bolton-le-Sands, the house is in a choice end of cul-de-sac setting with no passing traffic. It is quietly tucked away next to the canal which in itself provides an ever-changing view, a real window on local life as colourful barges motor along and on the tow path there are walkers, runners and cyclists enjoying the fresh air. Beyond the canal the view opens up and takes in Morecambe Bay and the Lakeland Fells beyond.

Location wise, Broadlands Drive is close to all local amenities including the primary school, post office, library, doctors and pharmacy, shops (including a butcher's and ironmongery), a hairdressing salon as well as a variety of places to eat and drink.

Bolton-le-Sands is highly accessible with regular bus services, Lancaster and Carnforth train stations and access to the M6 motorway nearby at either junctions 34 (Lancaster) or 35 (Carnforth) depending on the direction of your travel.

The closest town is Carnforth with a train station on the Barrow to Leeds branch line. Carnforth offers a busy high street of shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op.

If you are looking for fresh air and fun then both Lancaster Canal and the sea front are a short distance away, offering wonderful routes along the tow path and shoreline. If you are drawn to higher peaks, then the fells and hills of the Lake District and Yorkshire Dales National Parks are perfect for day trips as is the coastal AONB at Arnsdale and Silverdale by contrast, the Forest of Bowland AONB offers access to wide open moorland walks. The Georgian city of Lancaster has much to offer in terms of retail, social and commercial opportunities. Much of the town centre is pedestrianised making for a pleasurable shopping experience and cuisines from all around the world are represented in a host of restaurants, cafes, bars and takeaways. There is a vibrant arts scene with two theatres and two cinemas as well as excellent communication links thanks to the station being on the main West Coast line with frequent services to London Euston, Edinburgh, Manchester and Manchester airport.

“ We love the location, it's handy for everything we want; the primary school in the village, local shops and pubs and the motorway which was brilliant when I was commuting. Now I'm retired I walk the dog on Morecambe promenade every morning; it's a great way to start the day, the views across the bay are stunning.

There's a great sense of community here, there are loads of classes and events held at the village hall and the annual bonfire and fireworks are excellent.







Step inside

Arriving at the house, opening the striking oak front door and walking through the smart entrance hall into the open plan family room, it's impossible not to be drawn forwards into the large square conservatory. The reality of the panoramic and far-reaching view completely takes you by surprise – better than a camera can capture, it is utterly breathtaking. The colour and plants in the garden, the movement of comings and goings on the canal, the patchwork of rooftops and fields with occasional trains passing in the distance, the shimmering water or golden sands of the bay and beyond it all, the backdrop of the Lakeland Fells and at night time the twinkling lights of Grange-over-Sands. Through the floor to ceiling glazing this is an ever-varying view – the seasons and weather also ringing the changes. An amazing extension, atmospheric by night thanks to clever lighting design and uplifting in the day due to the quality of light. The central section of the family room is a seating area where soft seating is arranged around a Chesney wood burning stove set within a stone surround. This is open to the kitchen, punctuated with an island unit and having stylish and contemporary fittings, the cabinet doors of which are handleless cream high gloss and topped with mottled black granite. Miele appliances comprise an induction hob with extractor fan, self-cleaning oven, steam oven, microwave, warming drawer, larder fridge, freezer and dishwasher. Beyond the units is a dining area with French windows out to the south facing terrace – the perfect spot for a leisurely weekend breakfast.

If you seek a bit of peace and quiet away from the crowd or there's simply a difference of opinion about what channel to watch then there's a separate sitting room. The fabulous corner window beckons you forward and from here the views and sunsets are stunning. In winter when the leaves are down the view only get better as more of the bay is revealed.

Off the hall is a cloakroom with a stylish two piece suite with a wash bowl on top of a white high gloss vanity unit and a loo. There's a traditional and timeless oak boarded floor which has followed through from the hall and leads into the family room.

The kitchen is supported by a well-equipped utility room, cabinet doors match those in the kitchen with plumbing for a washing machine and space for a condenser dryer. A tall cupboard is handy for stowing away out of sight your mop and ironing board.

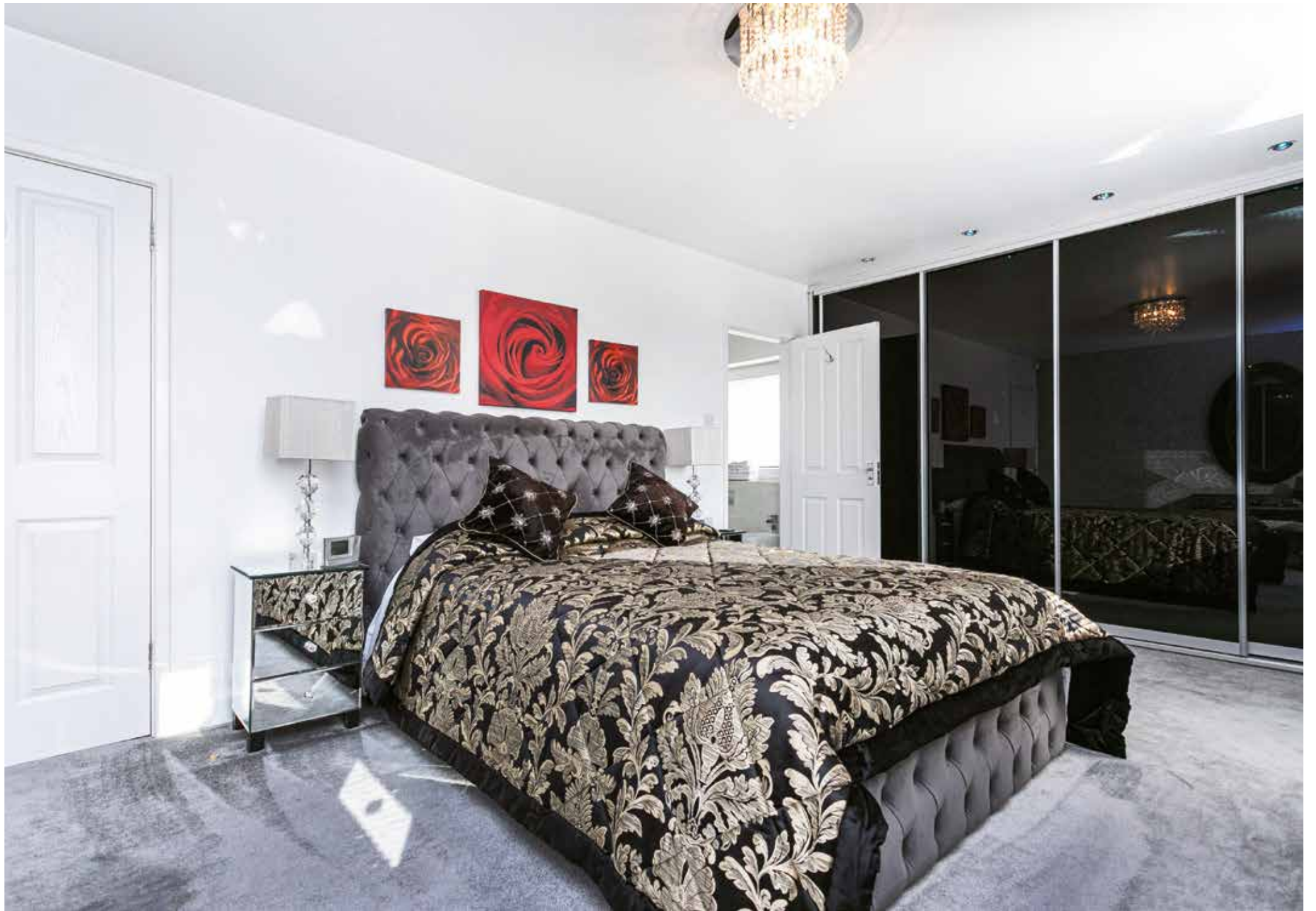
Onwards and upwards, the stairs are laid with soft grey plush carpet, a treat for the bare footed. On the half landing a tall window looks west and commands a great view over rooftops and out to sea. The pitch pine handrail on the 1930s staircase has been painstakingly stripped of paint and makes a lovely feature. The grey carpet continues onto the landing and into the three bedrooms. The glamorous principal bedroom has a wall of wardrobes with black high gloss doors, you can operate the downlighters above by remote control and even change the colour of them – the lights reflecting in the gloss doors. Previously a fourth bedroom the ensuite is equally luxurious, shimmering black floor tiles add sparkle, the large shower has rainfall and handheld heads, there's a floating vanity unit, bidet, loo and a chrome heated towel rail.

The second bedroom arguably has the best view – indeed, lying in bed with a cup of tea as you face the picture window and contemplate the day ahead must be worth setting the alarm a little earlier for as the view is amazing. The third double bedroom has a wall of wardrobes and in autumn and winter as the leaves fall the sea view reveals itself. The second and third bedrooms share the family bathroom and a separate cloakroom. Within the cloakroom is a wash basin, loo and bidet along with a chrome heated towel rail. The bathroom offers a Jacuzzi bath, large shower with rainfall and handheld heads, a floating vanity unit, loo and chrome heated towel rail. Stand back and press the button and the electric ladder descends providing access to the loft space. The loft has been upgraded to create fully useable rooms, the total space is subdivided into two providing an occasional bedroom or playroom and an office. There's good head height, power, light and three Velux skylights with fitted blinds.

“ We spend most of our time in the family room – when we moved here there was a long galley kitchen and a separate living room, we combined them and then added the conservatory to create a big open plan area. It's lovely for get togethers; we have friends over for dinner and usually have a party over New Year where the room really comes into its own. We have our Christmas tree in the conservatory, the lights reflect in the glass and look extra festive. It's also a wonderful space in the summer with the doors open to the garden – we held a big christening party here which was a lovely occasion.













Step outside

Pull into the block paved driveway and there's plenty of space for parking and turning. Edged with lawn there are established trees and shrubs including a pair of lovely pink camelias which put on an early flowering show. The detached garage is a generous single with an electric roller door, power, light and easily has room for a car leaving space around the edges for storage and any additional kitchen appliances. Attached is a useful wood store, being next to the utility room door it is handy when taking logs in for the stove in the family room.

The block paved path continues round the side of the house with raised beds planted with shrubs along the boundary line. There's a sheltered south facing seating area right outside the French windows from the dining area in the kitchen. When its in bloom the winter flowering jasmine gives off a heady scent. Step through the wisteria and jasmine clad arch and you're onto the lawn and in the main section of the garden. When the present owners came to No.47 the garden was all grass so they set about landscaping it, adding trees and shrubs, creating the seating areas and the pond. The result is a wide array of evergreen, deciduous and flowering specimens – it's an absolute delight.

The lawn gently slopes down towards the canal, the actual bank of the canal is owned by the Canal & River Trust. Stepping stones guide you past deep planted beds and borders with a collection of acers interspersed with early flowering magnolias (there are three; pink, white and cream), rhododendrons and bamboo amongst many others. In spring there is a succession of bulbs as the garden slowly reawakens from winter hibernation; snowdrops, crocuses, daffodils and camassias. The lily clad fishpond has a couple of pumps to encourage pond life and has an adjoining westerly facing paved area which makes a lovely spot for garden furniture and to enjoy a quiet moment.

The main seating terrace is next to the conservatory – the view from here is fabulous. It's hard not to stop, sit and gaze as it really is an unrivaled vista; it's exceptionally private and has both outside lighting and power points. The terrace is quite the sun trap, so much so that an awning has been added to provide a degree of shade when needed.

There is a garden shed, perfect for potting, storage or as a workshop. Swathed in white flowering jasmine it smells beautiful when flowering. Around the house there are sensor lights and a water butt harvesting rainwater from the house's rainwater gutters which proves invaluable in summer with beds and pots to water.

“ *The back of the house faces southwest; we get the morning sun on the side terrace just off the kitchen first thing, it makes a great place for breakfasting outside as it's incredibly sheltered. The sun then moves round the conservatory and we get it all afternoon and into the evening in there and on the front terrace. We enjoy the most spectacular sunsets from here.*

Our favourite spot in the garden is the bench next to the pond, it's so peaceful and the passing canal boats are always interesting to watch. We've also added lots of bird boxes and are rewarded by frequent visitors into the garden.

Season wise, summer is lovely here. It's very colourful in the garden with everything that we've planted. Saying that, over winter when we look across at the top of the Lakeland Fells and there is snow on the tops, that's very special indeed.

It would be fair to say that the garden has been a labour of love, it's been a project for retirement that has continuously evolved. We've enjoyed the creation of it and now enjoy spending time in it.





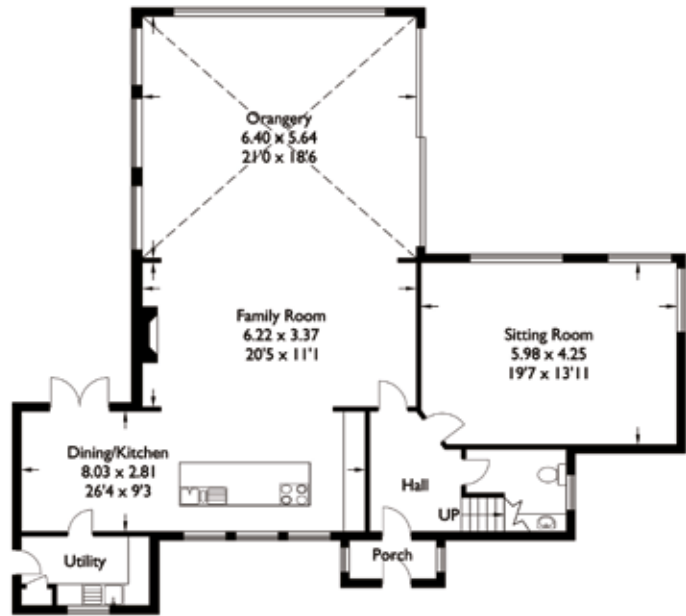


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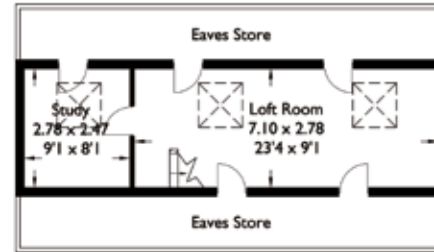
Approximate Gross Internal Area : 225.35 sq m / 2425.64 sq ft

Garage : 28.28 sq m / 304.40 sq ft

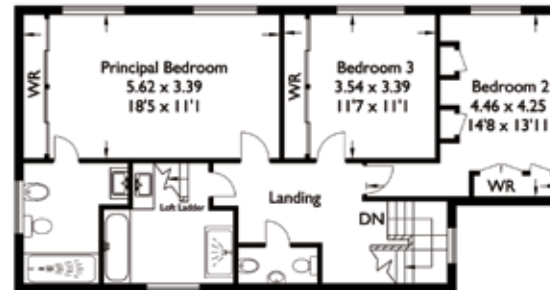
Total : 253.63 sq m / 2730.05 sq ft



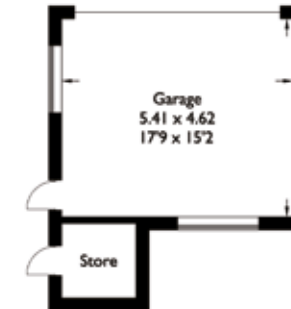
Ground Floor



Second Floor



First Floor



Garage

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.11.2023



FURTHER INFORMATION

On the road

M6 J33	5.2 miles
M6 J34	3 miles
Preston	22.5 miles
Manchester	55 miles
Manchester airport	61 miles
Liverpool airport	68 miles
Windermere	30 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Superfast speed available of 68 Mbps download and for uploading 17 Mbps
Ultrafast speed available of 1000 Mbps download and for uploading 220 Mbps

Rail Journeys

The station is within walking distance of Summerfield.



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Local Authority

Lancaster City Council

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the utility room.
Security alarm.

Please note

The Canal & River Trust own a one meter stretch of land along the canal side.
There are TPOs on some of the trees in the garden.

Directions

what3words: ///film.walking.landlady

Use Sat Nav LA5 8BH with reference to the directions below:

Travelling from our Lancaster office leave the city heading north on the A6, follow signs and drive through Skerton and into Slyne. The A6 passes Lancaster Motorhomes and Caravans (on the left) and Ricky's Chinese Restaurant, turn next left onto Broadlands Drive, as the road forks, bear left and No.47 is at the far end. Pull into the drive, there's plenty of room to park.

Local leisure activities

Bolton-le-Sands Sports and Recreation Pavilion, including tennis courts and a children's playground
Theatre – The Dukes, Grand Theatre and Williamson Park (open air theatre during the summer), Lancaster
Cinema – The Dukes and Vue, Lancaster and Reel Cinema, Morecambe
Golf Clubs – Morecambe, Lancaster, Silverdale, Kirkby Lonsdale and Kendal
Swimming – Fell End Holiday Park, Hale and Jackdaw Quarry, Capernwray (open water swimming and diving centre)
Salt Ayre Leisure Centre, Morecambe
3-1-5 Health Club, Lancaster
RSPB Leighton Moss
Historic houses to visit Sizergh Castle (National Trust) and Levens Hall, Leighton Hall and Holker Hall

Local eateries

We're spoilt for choice but here are a few local favourites to check out

Informal dining, cafes and pubs

Walk along the canal to The Royal Hotel or the Hest Bank Hotel
Trungs, Bolton-le-Sands
Far Pavillion, Bolton-le-Sands
Packet Bridge Fish and Chips, Bolton-le-Sands

The Cross Keys, Slyne
Bay View Garden Centre Café and Archers Café at Red Bank Farm
The Sun Hotel and The Quarterhouse, both in Lancaster

For fine dining

Quite Simply French and Now or Never by Journey Social, both in Lancaster

Great walks nearby

Right from the door – the owners recommend Lancaster Canal's tow path (hop on at Townend), Hest Bank's shoreline and Morecambe's impressive Victorian promenade.
Involving a drive but well worth it, the countryside of the undulating Lune Valley, the Forest of Bowland and Arnside and Silverdale AONBs as well as the Lake District and Yorkshire Dales National Parks is all awaiting you.

Schools

Primary

Bolton-le-Sands Primary School
St Luke's CoE Primary School, Slyne-with-Hest
Wilson's Endowed CoE School, Over Kellet
Nether Kellet Primary School

Secondary

Royal Lancaster Grammar Schools
Ripley St Thomas CoE Academy
Carnforth High School
Morecambe Bay Academy
Bay Leadership Academy

Further Education

Lancaster and Morecambe College
Kendal College
Lancaster University
University of Cumbria (Lancaster campus)

Included in the sale

Fitted carpets and blinds throughout, integral kitchen appliances as described as well as ground floor curtains and curtain poles are all included in the sale.

Guide price £650,000

Council tax band - G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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