



Inglewood
6 South Road | Morecambe | Lancashire | LA4 5RA

FINE & COUNTRY

INGLEWOOD



Welcome to Inglewood, 6 South Road, Morecambe, Lancashire, LA4 5RA

An impressive and statuesque period residence dating back to the late 1890's with a dressed golden sandstone front elevation complete with an ornate porch atop the front door and a slated roof with contrasting terracotta ridge tiles; it's a very handsome property which stands well in a corner position.

Over Inglewood's history, it has had an eclectic list of former owners and uses. Originally it was built as a private residence, it was the home of a Reverend of Morecambe's methodist church, who was an overseas missionary and renamed the property 'Tioga' a word he brought back from his travels as it translates to 'Happy Home'. The property later passed to a lady fondly known locally as 'The Cat Lady' as she took injured animals and nursed them back to health. The present owners bought the property in 1993 and ran it as a residential care home as well as being their own private residence. The care home closed in 2003, since which time it has been lovingly restored back to a private family home.

Inglewood offers well proportioned accommodation over four floors with large spacious rooms all enjoying great ceiling heights even in the cellars and on the second floor. The original tall sash windows have now been replaced with modern PVC double glazed units but the result is the same, lovely light rooms. Whilst it has been modernised, plenty of period features have been retained as the house has changed hands over the years such as the stately period staircase which extends between ground and second floors, leaded and stained glasswork around the inner entrance door, a lovely tessellated tiled floor in the entrance vestibule, heavy weight solid panel doors on the ground floor and in many of the rooms, deep skirting boards, picture rails and substantial ceiling cornicing.

Having thoroughly enjoyed their time at Inglewood the family are now looking to downsize, over their time at the house they have seen themselves as custodians for this fine Victorian property and are keen to see it in the hands of new owners who will look after it and cherish it as they have done themselves.

The extensive accommodation offers an impressive entrance into a wide hall, four reception rooms, a breakfast kitchen, a hobby room, wet room and cloakroom on the ground floor. Rising to the first floor there are four double bedrooms, a dressing room, shower room and ensuite cloakroom. On the second floor there are three further attic bedrooms, all doubles and a house bathroom. The cellarage is no less extensive with a range of exceptionally useful rooms.

Outside there is a pair of single garages and an in and out drive offers plenty of scope for parking as well as maneuvering. The south facing rear garden is enclosed and private offering space for garden furniture. An enclosed yard connects the front and rear areas and houses a shed and a play house.

As a substantial private residence it is eminently suitable for a large or extended family or would easily accommodate a range of commercial uses, subject to the necessary planning permission.



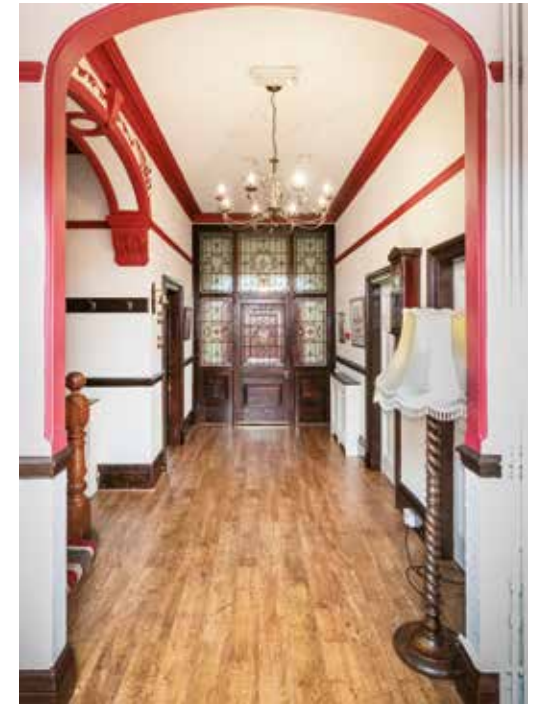
Location

From its promenade Morecambe enjoys one of the finest views of any seaside town in England, a magnificent sweep of coastline and bay, looking across to the Lakeland mountains. West facing, it also boasts some of the most stunning sunsets around. A lot of money has been spent on Morecambe seafront and the promenade is fabulous with lots to see and do. There are also several lovely spots on the sandy beach together with festivals and activities during the year. There are a number of local landmarks, one being the Grade II* Listed 1930s' Midland Hotel, an art-deco masterpiece which has been restored in recent years and is the perfect choice for a traditional afternoon tea or a glass of something chilled as you admire the setting sun across the bay. Also worth checking out are the Eric Morecambe statue on the promenade standing in his famous pose and the Grade II* Listed Winter Gardens, the theatre was closed to the public in 1977 but as one of the town's most significant buildings with a fascinating history there is a campaign for its restoration with it being open seasonally for tours and for the occasional production. A fact that will be of interest to both future residents and investors is that the town is to be the site for the exciting new development, Eden Project Morecambe. The attraction will be situated on the central promenade with the Winter Gardens and Midland Hotel as near neighbours. Annual visitor numbers are projected to be 740,000 and additional revenue brought into local businesses due to the development set to exceed the £50m Government investment within months of the project opening. Now that the Levelling Up Fund process has concluded, preparation for construction is due to start with the aim is for Eden Project Morecambe to be open to visitors by 2026. To read more about this golden opportunity for the area, prospective purchasers of Inglewood are encouraged to read more by visiting the website: www.edenproject.com. Bordering Morecambe and linked by the promenade is the pretty coastal village of Heysham. Local legend has it that St Patrick landed here after crossing from Ireland and established St. Patrick's Chapel, now sadly in ruins but adjacent to the charming St Peter's Church which is worth visiting.

Morecambe is very much aligned to Lancaster, one of England's Heritage Cities where impressive Georgian stone façades hark back to a heyday as an important port. The city is busy and vibrant with a captivating past, a cultured present and a full calendar of festivals and celebratory events throughout the year. There is a wide choice of bars and restaurants offering cuisine from around the world, an excellent range of high street and independent shops and a comprehensive provision of professional services, two universities and good healthcare provision with both private and NHS hospitals in the city.

Morecambe has its own station on a branch line with regular services to Lancaster which has a station on the main west coast railway with frequent services to Preston, Manchester, Manchester airport and London Euston.

Morecambe is well connected by transport links and lots to see and do and an exciting future ahead with Eden project Morecambe on the horizon.







Step inside

Double doors are painted a cheerful red and make for a welcoming entrance to this fine period building. Opening into the entrance vestibule the floor has the original Victorian tessellated tiles, the inner door and panels either side have leaded and stained glass; with the outer doors open, daylight floods into the hall through these panels in a myriad of colours.

With a reassuringly traditional 'four square' floorplan the wide entrance hall is central to the layout and proves to be a great place for greeting guests as well as an everyday circulation space. From floor to ceiling there are character architectural details (skirting boards, dado rails, picture rails and cornicing) with plaster corbels and a decorative arch marking the foot of the wide and graceful staircase. There are reception rooms either side of the hall; the sitting room has a bay window and a lovely period fire surround with 1930s tiles in which is set a gas fire for convenience. Opposite it, the dining room would make an atmospheric venue for any get together where family and friends gather around the table.

The traditional Victorian back parlour has been extended (in around 1998) to create a super family room and has the original fireplace with tiled hearth and fender. There's also a decorative frieze between the picture rail and cornice in the older part of the room. Likewise forming part of this extension is a lovely garden room with full height windows to two sides giving sunny south facing views over the back garden.

The breakfast kitchen was extended by the present owners (in 2004 approx) and is well equipped with contemporary cabinets and incorporates a Stoves range cooker (five ring gas hob and hot plate, two ovens, a grill and warming drawer) all with a fan over, Zanussi fridge, Bosch dishwasher, wine store and extendable hose style tap over the sink. Completing the ground floor tour is a hobby room/office with fitted workstations, a walk-in store, wet room and cloakroom.

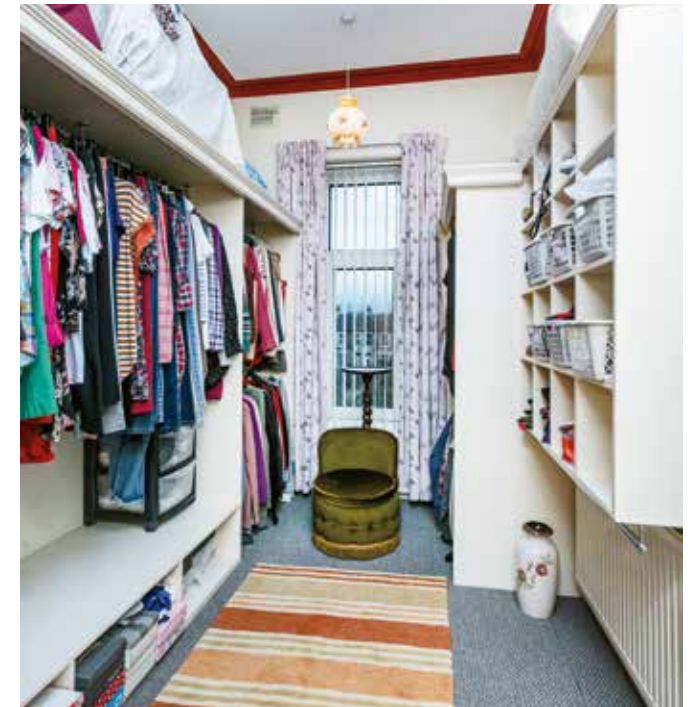
Cellars extend under most of the ground floor and provide a useful suite of rooms including a laundry, workroom and three stores.

The first floor enjoys similarly grand proportions, the doors on this floor have been replaced with pine panel ones and the accommodation provides a principal bedroom on the rear elevation with a lovely splayed bay window and fitted dressing table and drawers. There are three further double bedrooms, one of which has an ensuite cloakroom and for the use of all is a dressing room with fitted open shelves and rails and a shower room with a modern suite of large shower, floating wash basin and a loo with a very useful built in generous store cupboard and a chrome heated towel rail. Rising to the top floor there are three further double bedrooms, all set within the roof space the sloping ceilings add great character. There is highly accessible storage in a box room and access to the under eaves spaces. A family bathroom serves this floor.













Step outside

The grounds extend around Inglewood with the north facing front area mainly devoted to parking – there's lots of space for numerous vehicles to park as well as navigate the in and out drives providing access to both South Road and Hawarden Avenue for maximum convenience. There is a pair of single garages (semi detached with a neighbouring garage) being brick built with a tiled roof and both having power, light and a roller shutter door.

Walking round the westerly elevation of the property, double gates open to a paved side yard which has both a wooden shed and a child's playhouse. There's outside lighting around the house, but here there is also an outside water tap.

The rear garden is approached by a further gate, there's ramp access from the garden room and a pond, rockery, space for a greenhouse and paved area for seating.







Inglewood

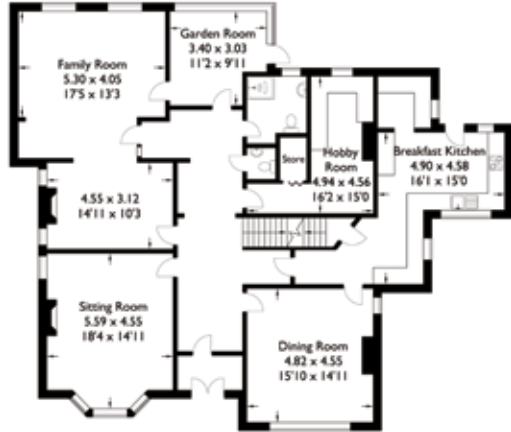
Approximate Gross Internal Area : 501.90 sq m / 5402.40 sq ft

Garages : 24.81 sq m / 267.05 sq ft

Total : 526.71 sq m / 5669.45 sq ft



----- Reduced Headroom 1.8m



Ground Floor



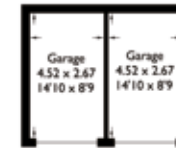
First Floor



Second Floor



Cellars



Garages

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 12.01.2024



FURTHER INFORMATION

On the road

M6 J34	4.3 miles
Lancaster	3.8 miles
Preston	27.4 miles
Windermere	30.3miles
Manchester	60 miles
Manchester airport	65.9 miles
Liverpool airport	72.8 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 8 Mbps download and for uploading 20 Mbps.

Ultrafast speed available of 1000 Mbps download and for uploading 50 Mbps.

Rail Journeys



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 Worcester boiler in the laundry room.
Electric heating in the garden room.
14 solar panels which generate income which is then sold back to the national grid.
Fire alarm system.
External CCTV capable of being accessed remotely via an App.

Directions

what3words: ///lamps.bars.lows

Use Sat Nav **LA4 5RA** with reference to the directions below:

Approaching Morecambe via the Bay Gateway (A683), turn onto the A589 (Morecambe Road) and continue until reaching the Shrimp Roundabout. Take the second exit and then the first exit at the mini roundabout shortly after. Pass Sainsbury's on your left and proceed on the B5321 (Lancaster Road) going straight over the mini roundabout by the mini Asda (on your right), upon reaching the brow of the hill (before crossing York Bridge over the railway and with The York hotel on your left) turn right onto South Road. No.6 is the last house on the right before the bollards. There is an in and out drive with access also off Hawarden Avenue.

Things to do

Local leisure activities

The Platform - music, comedy, dance, drama and children's shows in a quirky venue in an Edwardian railway station

Ten pin bowling and dining at the Soul Bowl

Jump Rush Trampoline Park

Reel cinema

Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and cafe

Local eateries

Restaurants, cafes and bars

The Sun Terrace and Rotunda Bar at The Midland

The Morecambe Hotel

Shackleton's of Bare

Brucciani's Art Deco Coffee Shop and Ice Cream Parlour

Blue Mountain Restaurant

Great walks nearby

Morecambe Promenade (4 miles end to end) has seen extensive refurbishment over recent years, making it a flat and accessible area perfect and exceptionally popular for strolling, cycling or running along the seafront.

As part of the refurbishment the stone jetty has been revamped as a public area incorporating public art and games and during the warmer months there is a café at the end.

Catch a train or hop in the car to Lancaster which offers great walks around Williamson Park, Lancaster Canal and the along the quayside to Glasson Dock

The Lune Valley, Forest of Bowland (AONB), Silverdale and Arnside (AONB) and Lake District National Park also offer superb countryside to explore whether you like to ramble, hike, run or cycle.

Schools

Primary

Lancaster Road Primary School

Morecambe and Heysham Grosvenor Park Primary School

Torrisholme Community Primary School

Great Wood Primary School

Sandylands Community Primary School

Westgate Primary School

Secondary

Morecambe Bay Academy

Bay Leadership Academy

Royal Lancaster Grammar Schools

Ripley St Thomas CoE Academy, Lancaster

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed. Please note the greenhouse is not included in the sale.

Guide price £650,000

Council tax band - D

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.

Fine & Country
Tel: +44 (0)1524 380560
sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

