



## 3 Shore Close

Silverdale | Carnforth | LA5 0TR

MATTHEWS  
BENJAMIN







# 3 SHORE CLOSE

## SILVERDALE

With excellent views, a two bedroom detached true bungalow in a quiet, tucked away cul-de-sac setting in this popular coastal village. Well-proportioned and light, the property has been upgraded over the years with PVC double glazing and a stylish SieMatic fitted kitchen, but now offers opportunities for further enhancements and even extension (subject to the necessary consents).

Step inside...an entrance vestibule leads into a wide central hallway; the inner door features obscured glass for privacy internally. The dual aspect sitting room is a delight, front facing there is a picture window to maximise enjoyment of the super view and there's an original open fireplace with a tiled surround. The room is open to the dual aspect dining area with good views to the rear garden and a connecting inner glass door to the kitchen which creates a layout with good circular flow. With integral NEFF appliances, the kitchen has extensive fitted SieMatic cabinets with timeless cream shaker style panel doors and Corian worktops which extend into a neat breakfast table. A glass door opens to the conservatory – a lovely addition to the rear elevation with space for seating and views and a door to the garden.

There are two double bedrooms, the one on the front has extensive and far-reaching views, the rear bedroom has a lovely outlook to the private rear garden. Both rooms have attractive square bay windows and useful fitted wardrobes. The shower room is fully tiled and has a large shower cubicle, a wash basin and loo.

The front elevation faces north and has fabulous open views over the field opposite across which runs a footpath to The Cove and Arnside. The bungalow is sat in generous gardens; the south facing rear garden is lovely and private with glimpses of Morecambe Bay through the trees and a paved area with space for garden furniture. Both front and rear gardens are well stocked and established with flowering shrubs (there is a super collection of hydrangeas in both the front and back gardens), heathers and herbaceous plants. A gated driveway provides parking for several vehicles to the side of the property. It leads to a single detached garage.













## LOCATION

Situated within the Arnside and Silverdale Area of Outstanding Natural Beauty, Silverdale is a charming village offering sheltered walks over limestone pavements, cliff top paths and natural woodland, leading to panoramic views across Morecambe Bay to the Lakeland Fells. The area is renowned for its flora and fauna, historic buildings and interesting geological features.

Shore Close is a quiet and peaceful cul-de-sac setting being tucked away off Shore Road, the main route down to the coast. There are plenty of footpaths and walks right from the door; head down to the shore, up the lane to the village, into sheltered woodlands or to one of many nature reserves; RSPB Leighton Moss, Eaves Wood (National Trust land which includes the Queen Victoria Jubilee Memorial known as The Pepperpot, visible from far and wide), Gait Barrows (National Nature Reserve) and Trowbarrow Quarry (a Local Nature Reserve and SSSI). Also within the village is Jack Scout, a delightful pasture leading to a rocky headland looking out to sea and with views of the Lakeland fells and Heald Brow. The Lancashire Coastal Way footpath leads from Silverdale to Freckleton, and the Cumbria Coastal Way leads to Gretna. If you prefer to explore on two wheels, there is a multitude of cycle routes locally.

Silverdale residents benefit from a range of local amenities including a hotel and pub, a small supermarket, post office, independent butchers, antique shop, Indian restaurant, a couple of cafes, nursery and primary schools and a church. There is also a golf club which has wonderful views of Morecambe Bay, the Lakeland and Howgill Fells. A wider selection of shops and services may be found in the Cumbrian market town of Kendal (13.6 miles distant) and the city of Lancaster (13.3 miles away). The village is handy for gaining access to the motorway with J35 of the M6 being just over 6 miles away. When travelling by train, Silverdale is lucky to have a station on the Lancaster to Barrow-in-Furness line. It offers connection to Lancaster on the main west-coast line, which offers a service to London Euston in 2.5 hours.

*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.*

## DIRECTIONS

**what3words** cross.included.diplomats

Use the postcode **LA5 0TR** on Sat Nav with reference to the directions below:

Silverdale is well signposted off the A6 and may be reached via several routes. Dependent on the direction of your approach you will enter the centre of the village either on Stankelt Road or Emesgate Lane. They join up when Emesgate Lane turns right onto Stankelt Road after the main shopping area, from here, follow signs for The Shore. As you continue round the corner, Stankelt Road becomes Shore Road. Pass The Silverdale Hotel on the right and turn next right onto Shore Close. Number 3 is on the left.







#### SERVICES

Mains electricity and water. Dimplex heaters. Drainage to a septic tank located within the back garden.

#### BROADBAND

Full fibre gigabit broadband is available from B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

#### MOBILE

Indoor: EE, Three, O2 and Vodaphone report no Voice or Data services.  
Outdoor: EE and Vodaphone report 'likely' Voice and Data services. Three reports 'limited' Voice and Data

services and O2 reports a 'likely' Voice service but a 'limited' Data service.

*Broadband and mobile information provided by Ofcom.*

#### TENURE

Freehold

#### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral NEFF kitchen appliances as follows: double fan ovens, both with grill, hob with fan over, combined washer dryer, fridge and freezer.

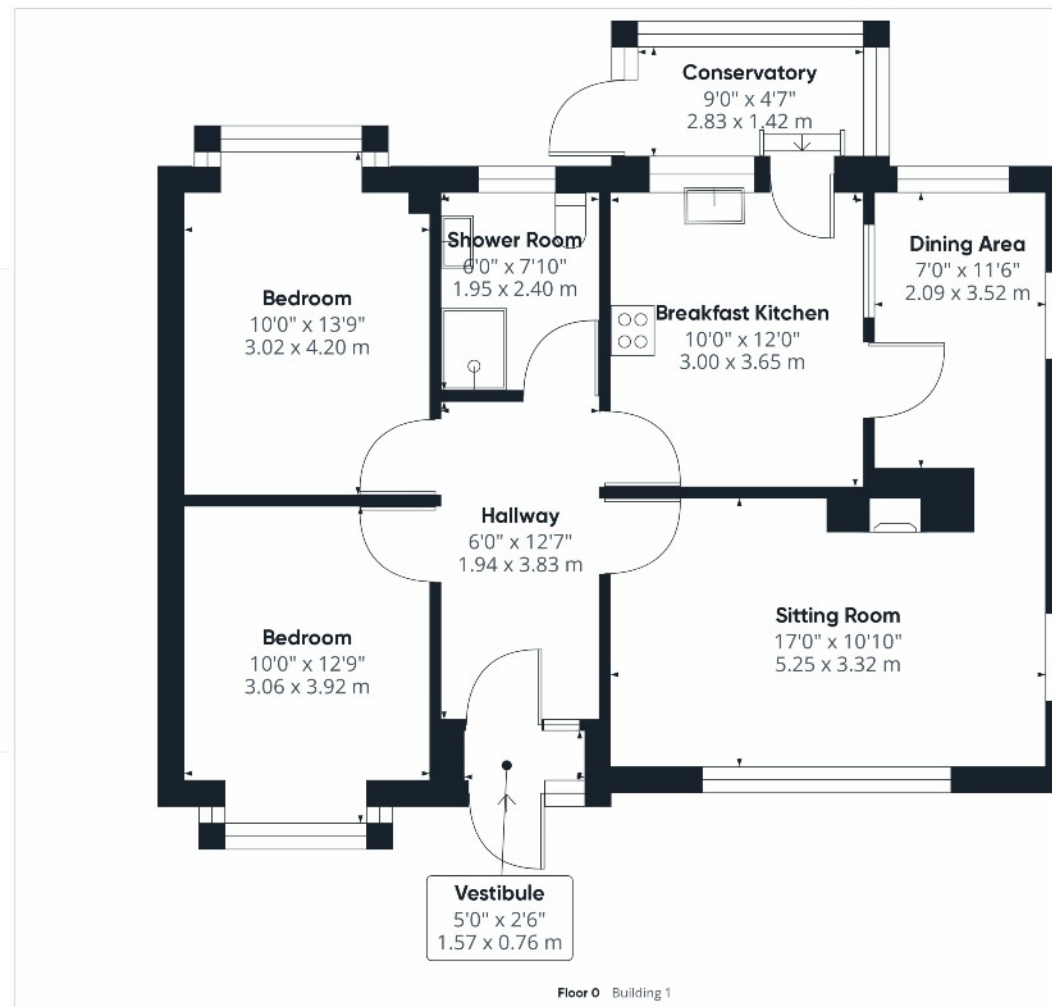
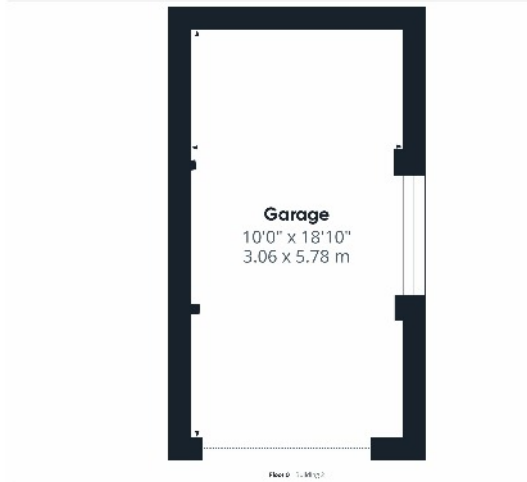
#### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

#### GUIDE PRICE

£415,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Approximate total area<sup>(1)</sup>  
845.4 ft<sup>2</sup>  
78.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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