



HAZELDENE HOUSE, HOLLINS LANE, SILVERDALE, CARNFORTH,
LANCASHIRE, LA5 0UB
£625,000

MILNE MOSER
SALES + LETTINGS

- Excellent Village Location
- Gas Central heating
- Double Glazed Throughout
- PV Solar Panels
- Summerhouse/Studio, Shed and Pump House
- Generous Parking and Turning



3



1



2



PARKING

OVERVIEW

Surrounded by a fabulous garden, Hazeldene House is a unique detached home which has been reconfigured and updated by the current owner. Perfect for modern living, the property has a flexible layout with a generous lounge diner having access to the garden, a stylish kitchen plus a handy utility room - all flowing from a double height hallway. There are three bedrooms, one of which is on the ground floor, plus a stylish shower room on each level - ideal for visitors, busy family mornings or to future proof for those downsizing. The garden is a true delight. Reclaimed over the years and brought back to life with seating areas, expansive lawn and flower borders, all bounded by mature trees.

LOCATION

Silverdale is a popular coastal town in an area of Outstanding Natural Beauty. The village has retained many facilities and amenities including a primary school, shops, pubs, doctors and pharmacy. Beach walks and the Allen Hide at nearby RSPB Leighton Moss are easily reached and there are numerous footpaths through National Trust land close by.

ACCOMMODATION

Approaching the property across the generous parking and turning space, there is little clue externally to the accommodation on offer. A porch with exposed stone walls





and a practical tiled floor leads into the hallway. Being double height, this impressive space has wood effect tiling, painted stairs and contemporary wooden doors. Light streams in from a large Velux rooflight. A modern shower room leads off to the left - a good sized room with space for additional furniture if required and fitted with a stylish quality suite and full tiling.

Moving through towards the rear of the house, there is open access to the kitchen. Updated in recent years with cream farmhouse style units, polished dark granite worktops and contemporary metro tiled splashbacks. The peninsula has contrasting blue units and there is a five burner gas hob, double oven and grill and an integrated dishwasher. The adjoining utility room keeps the kitchen clutter free and is a practical space with tiling to half wall height and a Belfast sink.

A side hallway leads to the lounge diner and ground floor bedroom. Glazed double doors lead into the generous lounge diner, a lovely room with exposed beams, vaulted ceiling and garden views from numerous windows. The woodburner provides a focal point and the garden can be accessed from two doors. The good sized ground floor bedroom is across the side hallway with dual aspect views over the garden.

The light and bright galleried first floor landing has space for a comfy chair or furniture plus access to eaves storage. The larger of the two double bedroom has a good range of fitted wardrobes and a dormer window overlooking the rear garden. The second double faces the front aspect. The second modern shower room is a real bonus and is fitted with a modern suite, full tiling and stylish fittings.

EXTERNAL

Outside, the property comes into its own. The plot extends to just under an acre. There is parking and turning by the house, easily having room for a trailer or motorhome. The lawned garden gently slopes away from the house and is



bounded by mature trees. A good sized shed (with power), wood store and chicken run are to one side.

On the other side of the house, the owner has reclaimed the garden over many years, creating pretty flower borders, a wildlife pond and a large patio perfect for outdoor dining. A second decked seating area in front of the summerhouse is the ideal spot for outdoor lounge furniture and there is a lovely aspect across the garden. Steps lead up to the old Pump House, a charming building with lots of potential. A redundant pump and water tank are still in situ.

DIMENSIONS

Lounge Diner 20' 4" x 21' 3" (6.21m x 6.48m) max

Kitchen 10' 10" x 13' 4" (3.31m x 4.07m)

Utility Room 16' 7" x 7' 0" (5.06m x 2.13m)

Bedroom 11' 10" x 21' 4" (3.60m x 6.51m)

Shower Room 10' 9" x 9' 1" (3.29m x 2.78m)

Bedroom 11' 10" x 14' 11" (3.62m x 4.54m) excluding wardrobes

Bedroom 10' 11" x 11' 10" (3.33m x 3.61m)

Shower Room 7' 8" x 5' 5" (2.34m x 1.66m)

Summer House 9' 5" x 15' 5" (2.87m x 4.7m)

Pump House 8' 1" x 11' 7" (2.46m x 3.53m)

Shed 9' 5" x 13' 4" (2.87m x 4.06m)









Approx. Total Area: 1822 ft² ... 169.2 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the centre of Silverdale, proceed on Stankelt Road out of the village. Turn right onto Hollins Lane with the property located a short distance along to the left hand side. The property can also be accessed from Silverdale via Lindeth Road and turning left by Wolf Cafe onto Hollins Lane.
[what3words///footpath.smiling.axed](https://www.what3words.com/footpath.smiling.axed)

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Gas and Electric. Private Drainage via Shared Tank at Hazelwood Hall. PV Solar Panels on FIT
 Tenure: Freehold. There is an electricity pole in the garden on a wayleave.
 Council Tax Band: F
 EPC Grading: B

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.