

35 EMESGATE LANE

£250,000

Silverdale, LA5 0RF

How sweet is this delightful mid terrace cottage? Set in the heart of Silverdale, the much sought-after coastal village within the AONB.

A stone and slate cottage which has been let for several years and is now ready for cosmetic upgrading. Sitting room, kitchen, conservatory, two bedrooms and bathroom along with a small walled foregarden, a private, enclosed rear garden and two small outhouses.

The area of Silverdale and Arnside is beautiful in its own right but is also extremely convenient for both National Parks of the Lakes and the Yorkshire Dales.





Welcome to **35 EMESGATE LANE**

£250,000

Silverdale, LA5 0RF

If you are looking for a period cottage ready for upgrading in a South Lakeland village this could be for you. Here are our favourite things ...

Potential - the cottage has been successfully let out for decades but it's now time for a change of owner which presents an opportunity for refurbishment and upgrading. There is the potential to extend at the rear... we can imagine removing the conservatory and building a dining kitchen along the full length of the property, but you'd need to get planning approval.

Really rather roomy - with an internal area c. 987 sq ft (91.7 sq m), the front door leads into a staircase hall with good sized understairs cupboard, from here there is a good-sized dual aspect sitting room with double doors into a modern conservatory and a fitted kitchen with door into a rear vestibule. Upstairs, off the landing, there are two double bedrooms (one with far-reaching views across neighbouring fields towards the sea) and a spacious four-piece bathroom.

Outside space - to the front there is a small walled foregarden and to the rear, an enclosed garden with lawn, paved seating terrace, gravel paths, mature planted beds and two small stone and slate outhouses so there is room to sit, plant, potter and store.

Original features - picture rail, fitted cupboard with drawers and decorative tiled fireplace slips in the sitting room, period fireplaces in the bedrooms (one currently blocked up) and tongue and boarded doors, some having Suffolk style latches.

A desirable village - Silverdale is a popular village for families with a primary school, churches, range of local shops including a family butcher, a chemist, post office, doctors' surgery, golf course, RSPB Nature Reserve - all in a coastal position within an Area of Outstanding Natural Beauty. Along with neighbouring Arnsdale, the village has been voted in the **Top 10 places to live in the northwest by The Sunday Times**.

Nearby towns and cities - Camforth (5 miles) Lancaster (12.3 miles) and Kendal (13.2 miles)

Fond of fresh air? Silverdale and Arnsdale AONB is stunning in its own right but is also extremely convenient for both the Lakes and Dales National Parks and Kirkby Lonsdale and the Lune Valley. The area is perfect for walking - it is claimed that there can be a different walk for each day of the year in Silverdale either through the fields or trees on the limestone escarpments or alongside the coast. How great is that?

Highly accessible location - on the outskirts, Silverdale railway station offers direct commutable services to Lancaster, Preston, Manchester and connections to Manchester Airport and London making daily or weekly returns possible. To the north, the station serves the scenic coast route to Grange over Sands, Barrow and Carlisle. Road connections are good with Junction 35 of the M6 approximately 6 miles distant, making commuting by road very practical.





Always good to know

- Mains electricity, gas and water
- Drainage to a septic tank shared with neighbouring Bleasdale House School and a number of properties on Emesgate Lane
- Gas central heating
- Combination of wood single glazed and uPVC double glazed windows
- Council Tax Band C - potential purchasers are advised to verify this information for themselves with Lancaster City Council
- The property is sold as seen
- **To find the property** - in the heart of the village it's a little way up from the church and the school, on the same side of the road as the school as if proceeding towards the shops.

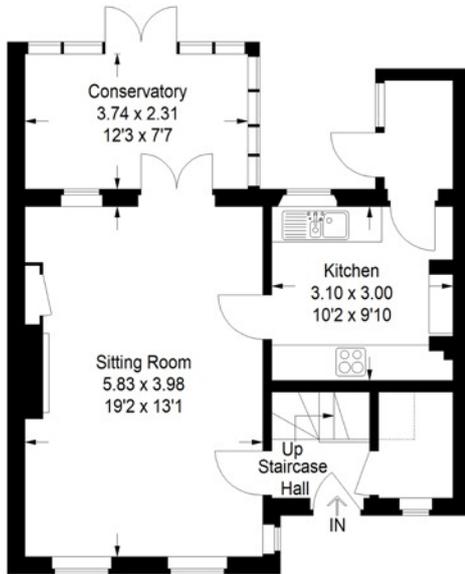
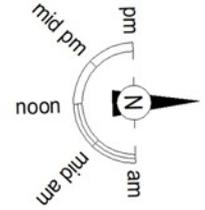
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

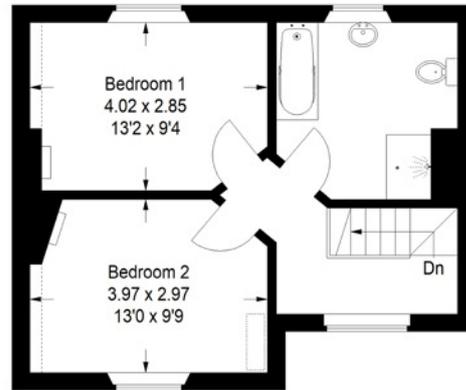


35 Emesgate Lane, Silverdale, LA5 0RF

Approximate Gross Internal Area
 91.7 sq m / 987 sq ft



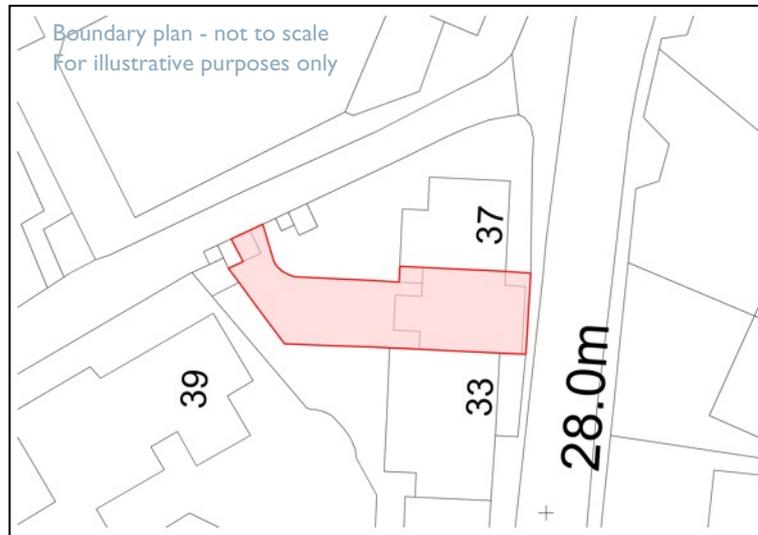
= Reduced headroom below 1.5 m / 5'0



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID744765)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.