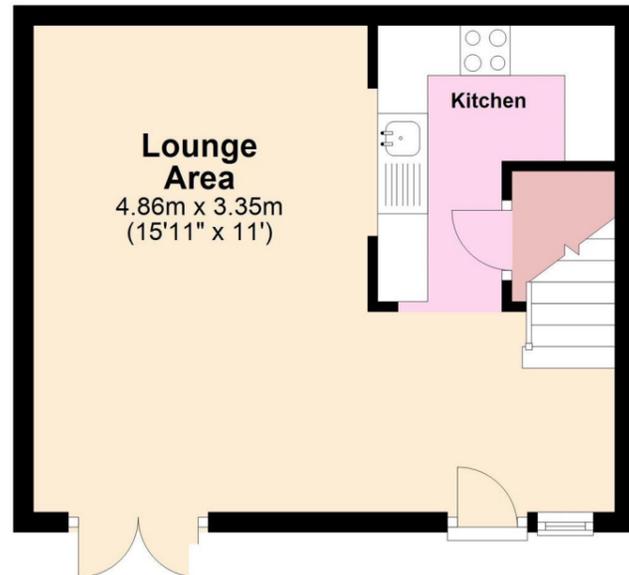


O.O  
£170,000

Challan Hall Mews,  
Silverdale, Carnforth LA5



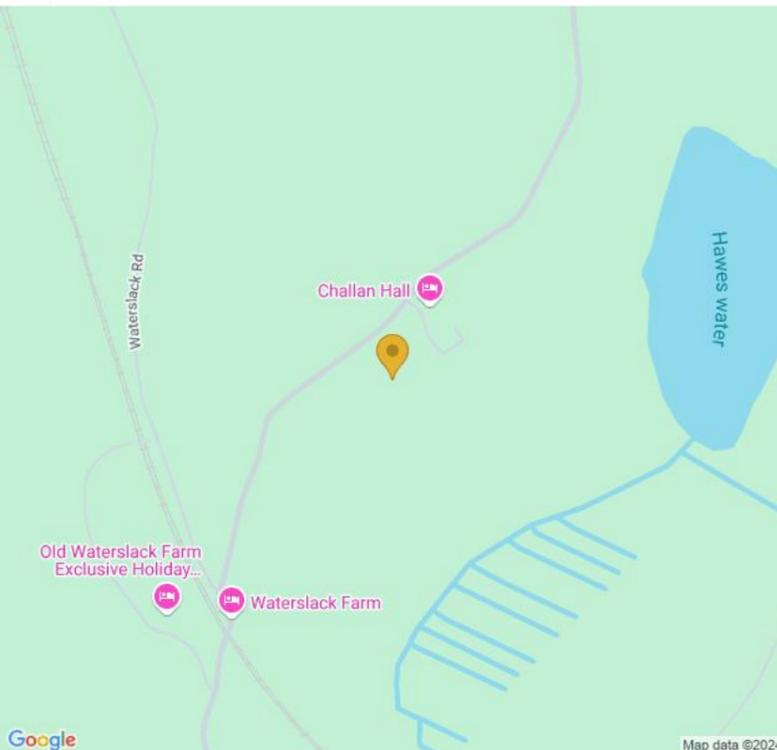
Ground Floor



First Floor



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **One Bedroom Spacious Mews Style Holiday Cottage in Rural Surround**
- **Beautiful Views & Walks in An Area Of Outstanding Natural Beauty**
- **Open Plan Lounge/Diner/Kitchen**
- **No upward chain, Parking**



**Carnforth**  
18 New Street  
Lancaster LA1 1EG

Tel: 01524 736777

Email: [carnforth@farrellheyworth.co.uk](mailto:carnforth@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/carnforth>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



We are delighted to offer for sale this beautiful mews style cottage within the Silverdale and Arnsdale AONB, and on the doorstep of Gait Barrows Nature Reserve.

The property would make an ideal 'lock up and leave' holiday home, or holiday rental offering the perfect retreat and set in a stunning location. There is something for everyone, with access to local Nature Reserves, RSPB Leighton Moss, the coast only a couple of miles away and many walks straight out of the door. The perfect place to get away from it all! The major tourist destinations of the Lake District and the Yorkshire Dales are within easy reach by car. Public transport is also available with trains from Silverdale and Arnsdale providing access to Lancaster, Morecambe, Grange over Sands and the Cumbrian west coast.

The well maintained accommodation is perfect for two, but will accommodate a sofa-bed for up to two additional visitors. The spacious open living area has French doors opening out onto a patio area in the private courtyard. The kitchen is fitted with a ceramic hob, washer/dryer, fridge/freezer, extractor fan and a multi function oven.

To the first floor is the double bedroom with dormer window overlooking Gait Barrows and Hawes Water Lake, ample storage in the under eaves area, and a shower room with extractor fan.

The property is all electric, with heating provided by night storage heaters, hot water controlled by an electronic timer. Smart meters operate on a dual tariff giving cheaper electricity overnight. Broadband currently serviced by Openreach but Ultrafast broadband available via B4RN. Drainage is to a shared septic tank.

Externally there is a courtyard to the front of the property with parking. Just through the courtyard is Gait Barrows Nature Reserve with its stunning views over Hawes Water Lake. Viewing is highly recommended to appreciate the accommodation on offer and its location

Tenure: Leasehold  
 Leasehold information: Occupancy is restricted to 48 weeks out of 52 and cannot be used as a principal residence.  
 Lease term: 999 years from 14th March 2002  
 Current service charge is £550 per annum including ground rent.

The freehold is owned by a management company drawn from the other mews cottage owners and operated not for profit.

Council Tax: Band C



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