



15 Town End, Bolton Le Sands
Carnforth

£450,000



15 Town End

Bolton Le Sands, Carnforth

Looking for a home in a well-served village? This property is close to local shops, schools, the canal, and Morecambe Bay, with easy access to Carnforth, Lancaster, and main road links like the M6.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached dormer house
- Three Double Bedrooms
- Two bathrooms | one en-suite
- UPVC double glazing and gas central heating
- Driveway and double garage
- Extensive, award-winning gardens
- Canal towpath location
- Council Tax Band: E
- Tenure: Freehold

Location

Welcome to Town End, located in the heart of Bolton-le-Sands, a sought-after village just north of Morecambe. This area is ideal for those looking to enjoy a village lifestyle with access to local amenities and beautiful surroundings.

The village offers a range of everyday services including a post office, convenience stores, cafes, and a popular primary school. For outdoor enthusiasts, the Lancaster Canal runs through the village and provides scenic walking and cycling routes. Morecambe Bay is also close by, offering coastal views and open space. Town End is well connected by regular bus services and good road links, providing easy access to Carnforth, Lancaster, and the M6. The mix of countryside, coastline, and convenience makes this location appealing for a variety of buyers.

Whether you're downsizing, relocating, or searching for a first home, Town End offers a great balance of lifestyle and accessibility in a well-regarded village setting.

Property Description

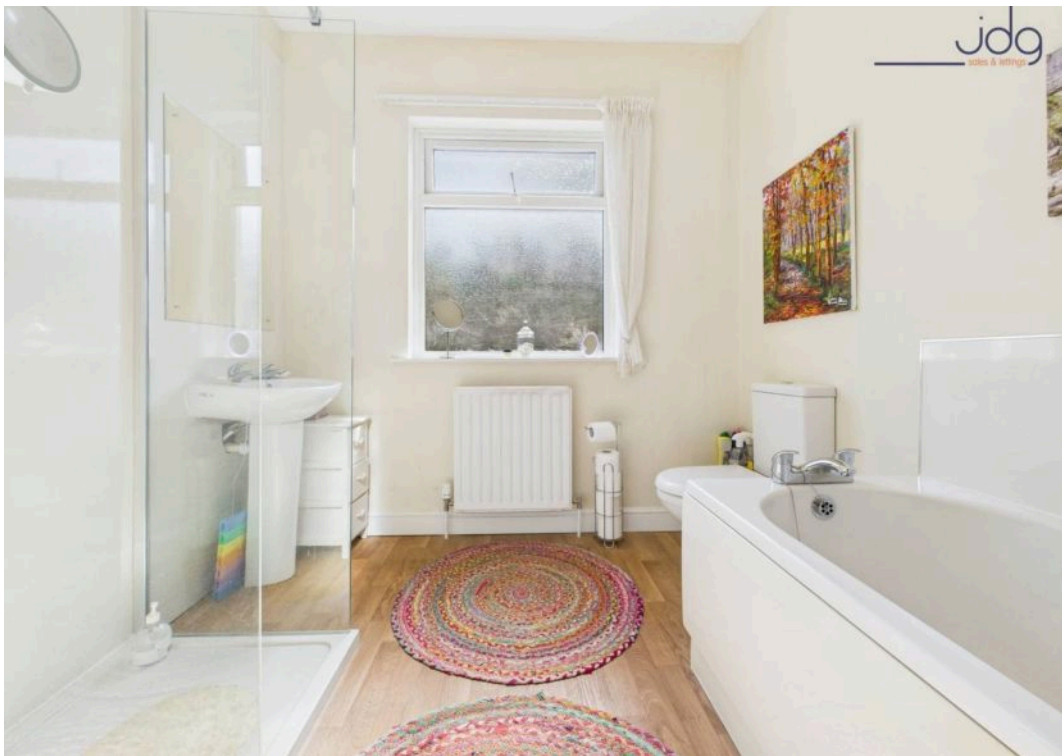
Set in a sought-after location that backs directly onto the Lancaster Canal towpath, this detached dormer home occupies a generous plot with well-established gardens. The front of the property opens onto a private driveway that provides ample parking and leads to a detached double garage. Mature flower beds, lawns and a variety of trees create a beautiful, tranquil setting – the garden has previously won 'Best Garden in BLS'.

Internally, the home is spacious and well laid out. The main hallway gives access to a bay-fronted living room with a fireplace and French doors out to the rear garden. The large kitchen diner is ideal for entertaining, with extensive worktop and cupboard space, and room for an 8-seater table. It was refitted approximately eight years ago. A bright conservatory leads off the kitchen and offers an extra sitting space to enjoy the garden outlook. The modern ground floor bathroom is a four-piece suite, also updated eight years ago. There are two bedrooms on the ground floor: a spacious main bedroom with fitted wardrobes and a third bedroom currently used as a craft room.

Upstairs, a converted loft provides a generous double bedroom with Velux windows and an en-suite shower room. There is also a boarded loft space for storage.

This property is freehold











Ground Floor



Floor 1

Approximate total area⁽¹⁾

1371.12 ft²
127.38 m²

Reduced headroom

6.64 ft²
0.62 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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