

46a Main Road, Bolton Le Sands

Carnforth

£180,000





46a Main Road

Bolton Le Sands, Carnforth

No Chain | Characterful Coach House Apartment | Canal, Bay & Fell Views | 2 Double Bedrooms | Garage & Parking | Village Location
Council Tax band: A

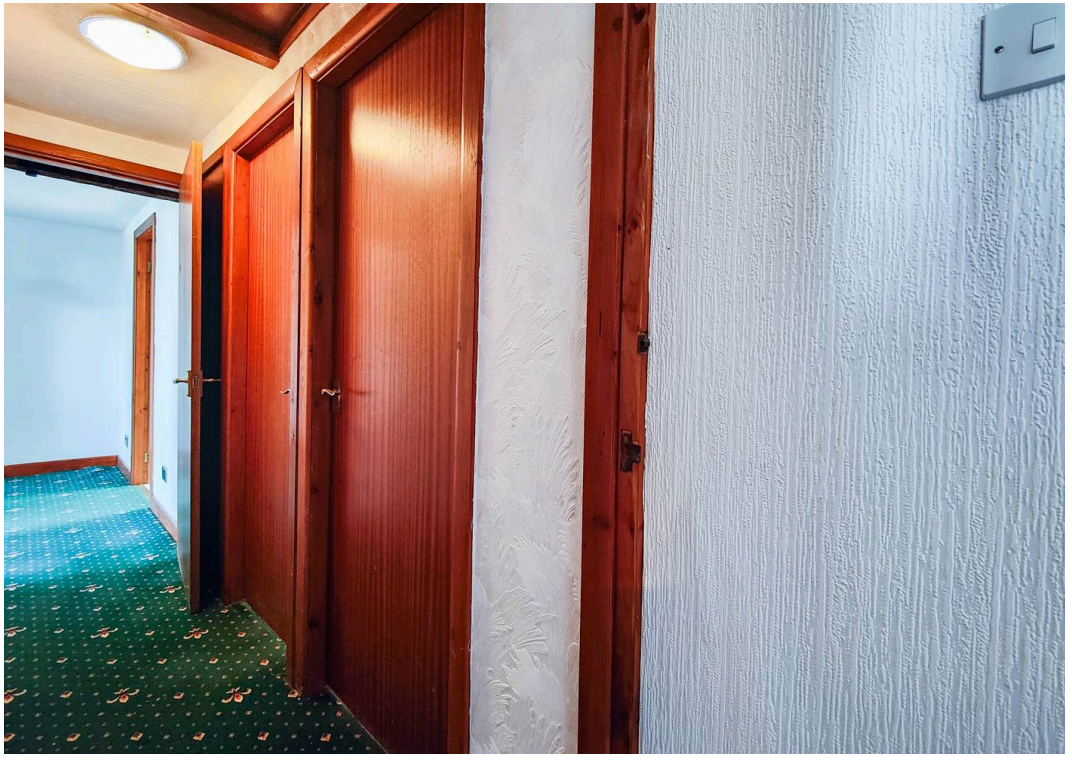
Tenure: Freehold

- Characterful Coach House Apartment with exposed ceiling beams and stone walls
- Glorious Views over the canal and Morecambe Bay to the Lakeland Fells
- Open Plan Living with a pebble-effect fireplace and a contemporary kitchen
- Two Double Bedrooms, one with built-in wardrobes and one with its own separate WC
- No Chain so you can move at your own pace
- Private Entrance with external steps up to the first floor
- Three Parking Spaces and a Garage for easy everyday living
- Versatile Under Croft Space ideal for storage
- Direct Canal Access in a sought after village location
- EPC Rating D and Council Tax Band A



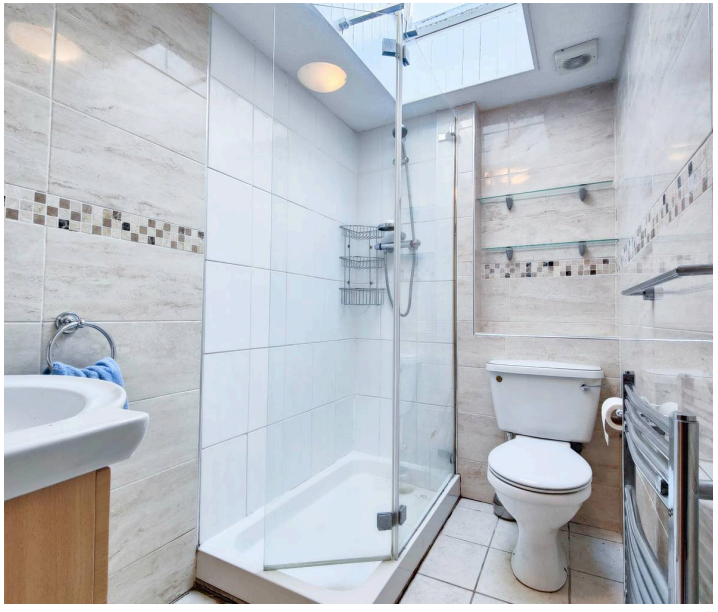












The Property

Climb the external steps to this first floor apartment in a converted Coach House and the view alone is enough to win you over. From your own private ground floor entrance, the outlook opens up across the canal and Morecambe Bay to the Lakeland Fells. Inside, the open plan living space is full of character, with exposed ceiling beams, a pebble-effect fireplace and two front windows framing those views. It flows into a contemporary cream kitchen with integrated hob, oven and extractor. A separate inner hallway keeps the two double bedrooms calm and private, with built-in wardrobes in the principal and a separate WC for the second. It is a home that feels like a holiday, every single day.

Location

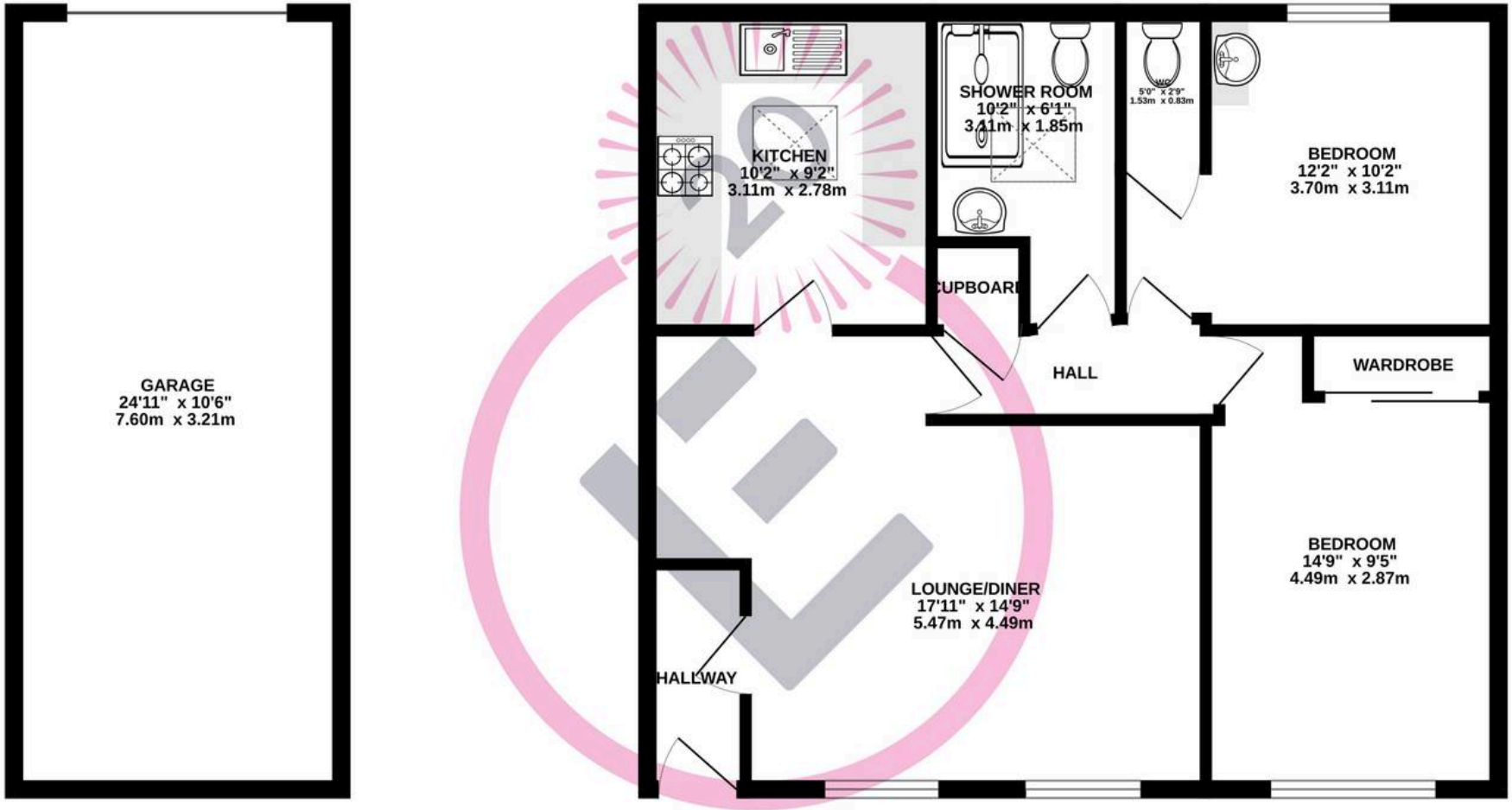
Set in the heart of Bolton le Sands, one of Lancashire's most cherished coastal villages, this is a lovely place to call home. Local amenities are close by, transport links make getting around easy, and the canal is right on your doorstep, perfect for peaceful waterside strolls. Whether you are dreaming of a characterful permanent home or a cherished holiday retreat, village life by the bay is hard to beat.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a non-refundable charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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