





Sunset House | Bolton-le-sands
Offers Over £725,000



scan me to view online!



4  3 
3  6+ 

 **lunevalley**
ESTATES.



EPC - C



Band E



Freehold





Bolton-le-sands, a beautiful preservation area, provides an array of local amenities and brilliant family activities – it holds three restaurants, two local pubs and a famous Fish & Chip shop, along with access to both Lancaster and Morecambe within 10 minutes' drive, making this village the perfect family destination. There is also a post office, cricket club and a Co-Op supermarket within minutes of the home! Bolton-le-sands primary school is an extremely popular choice for local families, rated GOOD at its latest inspection.

The Shore at Bolton-le-sands is less than a mile's walk from Sunset House, and provides some fabulous walking routes, and Archer's Café for an ice cream or coffee, practically on your doorstep! Even closer to the property, Lancaster Canal is quite literally in your back garden, with an access gate to the canal path at the top end of Sunset House's plot.



As you approach to the property, a large plot to the front of the home provides potential visitor parking for up to 6 vehicles, or even space to park a motorhome or boat! One parking space also sits to the front of the property, with wiring for electric car charging, and the option for two additional vehicles to park on the sloped drive – you're certainly not short on parking space! Sunset House has been totally renovated and extended, and is essentially a 95% new build home, with brand new roof, windows, and doors - The transformation is unbelievable! Upon entering the property through the modern front door, you are greeted by a welcoming entrance hall, with a comfy space to sit and remove your shoes, as well as custom made wardrobes allowing plenty of storage space to keep your entrance looking neat & tidy. To the left of the hall, a fabulous bedroom with a great size en-suite, filled with natural light by the large front-aspect window. To the right, an oak staircase leading to the first floor, and the Music Room, which could be used as another ground floor bedroom, fitted with sound insulation and a large front facing window.





Straight ahead, through a modern sliding door, a simply gorgeous Kitchen/Diner, with a wrap-around, hand-painted Kitchen, designed & fitted by Sculleries of Stockbridge, featuring Miele integrated appliances throughout. The Dining Area provides plenty of space for a large family dining table and offers access to the lower terrace via French doors.

The utility space is found towards the rear access from the kitchen, hidden away behind large, fitted doors, in keeping with the contemporary design of the kitchen. The boiler and hot water cylinder are found behind the first door, and a Miele washer and dryer are stacked behind the second door. The third door currently holds various housekeeping tools such as vacuum cleaners.

Accessed via a door from the kitchen, the lower lounge is a wonderful, bright space, with access to one of the ground floor bedrooms, a wet room, and two large French doors allow access to the lower terrace whilst flooding the room with dazzling natural sunlight throughout the day. The lounge is separated from the dining space by a sound-insulated stud-partition wall, meaning this could be taken down easily for a gorgeous open-plan kitchen/diner extension, perfect for entertaining!

Upstairs, a large family lounge, featuring a huge window, providing views over the bay and the rolling Lake District hills. Evening sunsets from this home are simply breath-taking – the clue’s in the name! The sky over Morecambe Bay offers a totally different scene every day and night, making this a view you will truly never be bored of!

To the rear of the lounge, beautiful French doors can allow a wonderful breeze to flow through the first floor during the summer months. Currently, the rear is used as a craft room, however this space could be transformed into a kitchenette or additional bedroom. The upstairs bedroom provides another great view over the bay, with a beautiful three-piece en-suite attached, which can be accessed via a sliding door from the bedroom, or separately by its own entrance off the lounge.

Externally, sunset house provides a beautiful garden, accessed via the rear door from the Kitchen. The garden currently features a fenced-off allotment area with multiple flower/veg beds, a raised patio space and a lawned area. Access to the canal is via a secure gate up a small set of steps at the far end of the garden.

The lower terrace, accessed via the lower lounge and dining room, offers another great outdoor space, with beautiful stone paving, made of porcelain tiles, continuous from the Kitchen/Diner, hardwood decking, a dazzling glass roof and a gorgeous Skargards Regal Hot Tub currently occupying the far corner.



Entrance Hall

A beautiful and spacious entrance hallway, with contemporary fitted storage cupboards to one side, and finished with a solid walnut seat and shelving.

Music Room/Bedroom

A spacious room fitted with light teak flooring and a gold acoustic underlay, sound-insulated walls make this a perfect space for music lovers or perhaps a great bedroom for teenagers with a passion for loud music!

Hallway/Library Room

Currently used as a library space, this hallway provides access to the first floor via a beautiful Oak staircase, as has been designed to create a unique book storage space within the understairs void.

Guest Bedroom & En Suite

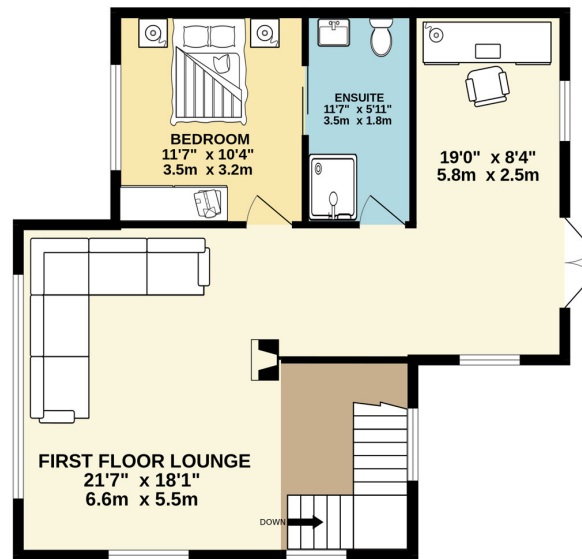
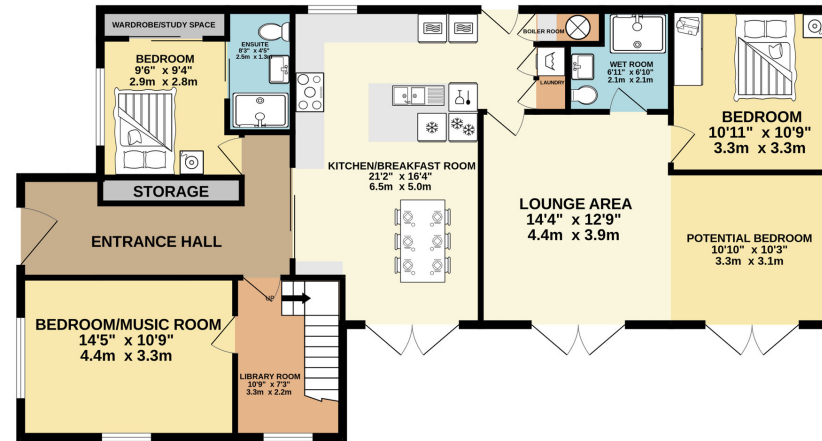
A great bedroom including a wide-aspect window, overlooking the front elevation and an en-suite bathroom. The room also holds a large built in wardrobe featuring pocket doors - the space could also be used as a small study space or for alternative storage purposes. **En-suite** - A modern three-piece ensuite bathroom featuring a Matki walk-in shower with Hansgrohe 3-way Rain dance shower system, a Duravit hand wash basin with lit & heated mirror, and a wall-hung Geberit toilet.

Kitchen/Diner

A wonderful open-plan style Kitchen and Dining space, with access via French doors to the lower terrace, and a handy utility space to the rear, as well as underfloor heating throughout. The hand-painted kitchen was designed and fitted by Sculleries of Stockbridge, manufactured by English Hardwood Designs, and fitted with Silestone worktops, as well as top-spec integrated appliances, inclusive of; Miele Oven? Microwave/Grill Combination Unit, Two Miele High-spec Programmable Ovens, Miele Steam Oven, Two Warming Drawers, Two Integrated Fridge Freezers, Wireless Extractor Hood & Miele Induction Hob, Miele Dishwasher, Quooker Boiling Water Tap, Abode Double Stainless-Steel Inset Sink

Lower Lounge

A fabulous reception space with access to the wet room and ground floor bedroom. Two double French doors open out to the gorgeous lower terrace and flood the room with light throughout the day. The space is currently used as a Lounge/Diner but is zoned to potentially become an extension of the current kitchen/diner, and also for the potential addition of another bedroom!



Bedroom & Wet Room

Accessed via the lower lounge, this bedroom features a built-in wardrobe, and offers room for a vanity or storage space. A hopper-style window allows natural light into the room, and a view up to the upper garden. **Wet Room** - A modern Wet room designed for disabled access and use, with Duravit handwash basin, Hansgrohe shower system and Geberit AquaClean Mera Classic Toilet, with remote controls in addition to app control.

First Floor Lounge

Featuring a beautiful wide aspect window, the upper lounge offers truly stunning views across Morecambe Bay and across to the Lake District Hills. The lounge also features a beautiful built in Contura i50 Wood-burning fire, which offers a modern triple aspect guillotine glass door. Beautiful French doors to the rear of the lounge offer a Juliet balcony feel, allowing plenty of sunlight to fill the room, along with a breeze on warmer days. However, the doors open outwards, to avoid taking up any floor space inside! The rear of the lounge is zoned to allow for stud wall installation, to create a potential extra bedroom or other additional room. A cleverly designed alcove hides all AV electronics and broadband socket for the property.

Craft Room

Currently used as a creative space, this part of the home has great potential other uses! With an electrical cooker circuit fitted and access to hot and cold water, the craft room could be converted to a first-floor kitchenette, a second upper floor bedroom, or even used to great a grand master suite upstairs, by creating access to the shower room, and using the space as a dressing room to the current bedroom, with access throughout all three rooms.

First Floor Bedroom

The beautiful view is the real feature of this bedroom, as you can watch over the rolling Lake District Hills, and 180 degrees of Morecambe Bay, all from the comfort of your bed! Currently used as the Master Bedroom, with railing and shelved clothes storage solutions in place. Access to Jack and Jill Ensuite via. sliding door.

En Suite Bathroom

A large Jack and Jill bathroom, accessed via the first-floor bedroom and lounge, featuring a three-piece suite consisting of Duravit Handwash Basin, heated mirror, Duravit wall hung Geberit toilet, and a gorgeous walk-in Matki shower, with Hansgrohe 2-way Raindance shower system.





lunevalley

ESTATES.



Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com