



29 Church Brow

Bolton-le-Sands





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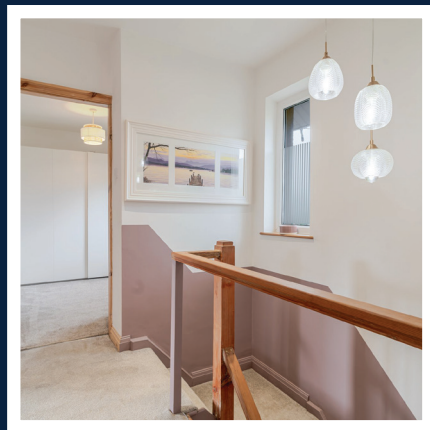


Set on a peaceful cul-de-sac in the highly desirable village of Bolton-le-Sands, this beautifully maintained three-bedroom home offers far more than just spacious living – it delivers a lifestyle to fall in love with. For families, couples, or anyone seeking the perfect balance of convenience, community and countryside, this is a home that ticks every box.

The home itself has been lovingly cared for and thoughtfully updated, combining modern

style with a sense of warmth and comfort. This property is more than just a house — it is a ready-made home in a location that offers something truly special. For families, there are schools, safe streets and green space to explore. For couples, there are walks along the canal, evenings at the pub, and stunning sunsets over the bay. For everyone, there is the unbeatable combination of village charm, coastal scenery and excellent connections.

Homes like this, in such a sought-after village, are a rare find. With no upward chain, it is ready and waiting for you to make it your own. Internal viewing is strongly recommended — but be prepared, once you experience the charm of both the property and Bolton-le-Sands, you may never want to leave.



3 BEDS



2 BATHS

- Offers generous gardens and partial sea views in desirable village location.
- Lovingly cared for and thoughtfully updated, including glazing throughout, gas central heating from a combi boiler and a newly fitted kitchen and bathroom (in 2023).



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

1153.3 sqft

Council Tax Band:

B

EPC Rating:

D

Tenure:

Freehold

Why Bolton-le-Sands?



Bolton-le-Sands is widely regarded as one of the most attractive and welcoming villages in the area. Life here feels relaxed and full of charm, yet everything you need is close by. The village offers a wonderful mix of everyday essentials and leisure — a well-regarded primary school, a range of shops and cafés, welcoming pubs and a strong community spirit that makes it such a pleasure to be part of.

The Lancaster Canal runs right through the village, providing a peaceful waterside path for leisurely strolls or cycle rides, while just beyond lies the vast sweep of Morecambe Bay shoreline with its ever-changing tides, wide skies and unforgettable sunsets. Excellent bus routes connect you directly to Lancaster, Carnforth and Morecambe, and with the M6 only a short drive away, you're perfectly placed for commuting or exploring further afield.



The Garden



The outdoor space here is a true highlight. To the front, a stone-chipped driveway provides off-road parking for multiple vehicles, framed by mature shrubs and raised beds.

To the rear, the garden opens up into a generous space with a mix of paved patio areas, pergola seating, lush borders, trees and lawn — the ideal setting for family life, summer entertaining or simply unwinding at the end of the day. The garden backs onto open fields with partial sea views across the bay.



Parking



Garden





The Bedrooms



Upstairs, the sense of space continues. All three bedrooms are generously sized doubles, a rare feature that makes this home particularly appealing.

The main bedroom is light and inviting, while the second bedroom offers equally impressive proportions. The third bedroom is another strong double, enjoying partial sea views over Morecambe Bay — a reminder of the incredible setting you are fortunate to call home.



Kitchen & Dining Room



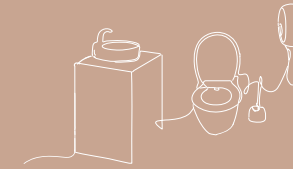
At the heart of the home is the stunning, modern breakfast kitchen. Sleek units, integrated Neff and Bosch appliances, and a thoughtfully designed layout make it both a practical workspace and a stylish focal point.

A breakfast bar offers the perfect spot for morning coffee, while the adjoining utility room provides additional storage and practicality, keeping the main kitchen space uncluttered.

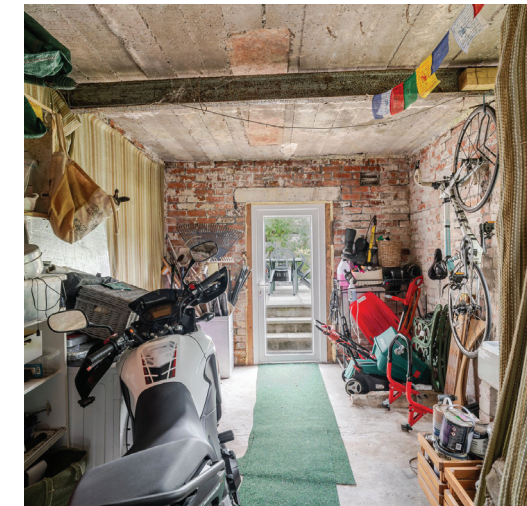




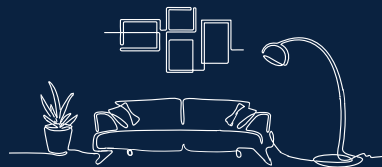
Bathrooms & Utility Room



Completing the first floor is the contemporary bathroom, finished to a high standard with full tiling, a vanity unit with built-in storage, and a shower over the bath. The ground floor also benefits from a WC and access to a useful outbuilding — ideal as a workshop, garden store or hobby room.

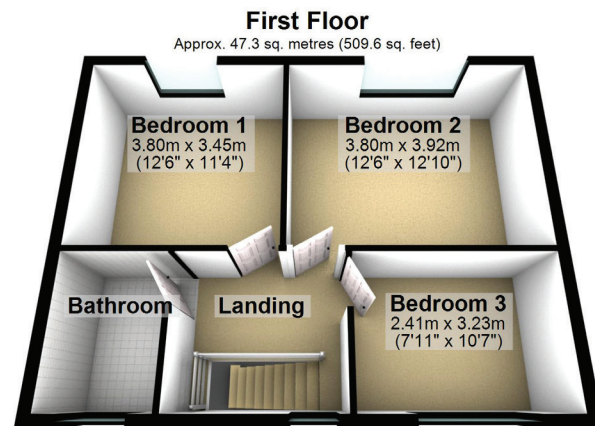
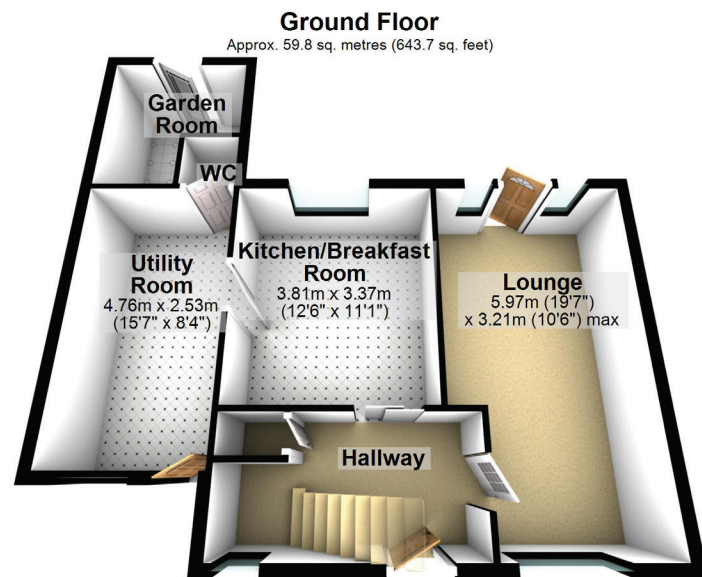


The Lounge



Step inside and you are welcomed by a bright hallway that leads into a spacious dual-aspect lounge diner. With windows to both the front and rear, this room is filled with natural light, creating a versatile living space that works just as well for cosy evenings in as it does for lively family gatherings or entertaining friends. French doors lead to the garden, further blurring the lines between indoor and outdoor living.





Total Area: 107.1 sq. metres (1153.3 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



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ROB MENZIES
Director



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