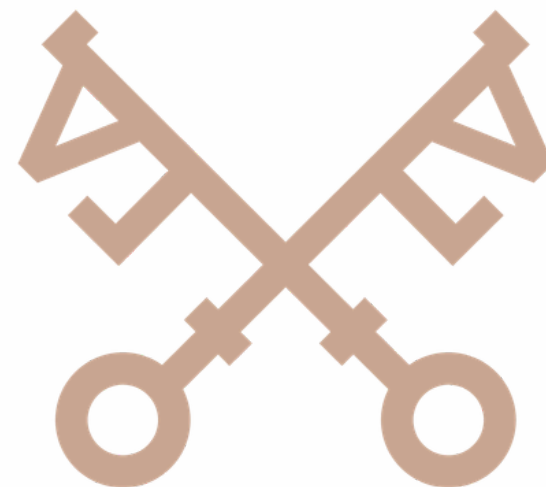




1 Hatlex Lane
Hest Bank

 **lunevalley**
ESTATES.

HATLEX LANE, HEST BANK



1 Hatlex Lane is more than a property. It's a beautifully crafted family home in a village that truly offers the best of North Lancashire living. Thoughtfully extended, stylishly modernised and perfectly situated, it has everything a modern family could ever wish for. If you're searching for a home where your family can grow, flourish and create years of cherished memories, this is the one that will stay in your heart long after you've viewed it. A rare opportunity — and one not to be missed.

Step inside and you'll find a bright hallway leading into a beautifully updated home. To the front sits a cosy bay fronted lounge, perfect for film nights or a quiet retreat from the bustle of family life. But it's the rear of the home that truly steals the show. The owners' vision has created a stunning open-plan kitchen/dining/living space, flooded with natural light from skylights and wide sliding doors that frame the garden. The herringbone flooring, contemporary lighting and elegant cabinetry come together to form a warm, sociable heart to the house. It's a space designed for gatherings – birthday breakfasts, homework at the table, Sunday cooking with friends drifting in and out to the garden.





Take a closer look...



Property Type:

Semi-

Detached

Square Footage:

1594 sqft

Council Tax Band:

D

EPC Rating:

C

Tenure

Freehold



Why Hest Bank?

HEST BANK IS A CHARMING VILLAGE NESTLED IN THE SCENIC LUNE VALLEY, RENOWNED FOR ITS BREATHTAKING VIEWS OF MORECAMBE BAY AND ITS CLOSE PROXIMITY TO THE HISTORIC CITY OF LANCASTER. THIS DESIRABLE AREA OFFERS A TRANQUIL, RURAL ATMOSPHERE WHILE PROVIDING ALL THE MODERN CONVENIENCES NEEDED FOR COMFORTABLE LIVING. FAMILIES AND PROFESSIONALS ALIKE ARE DRAWN TO HEST BANK FOR ITS EXCELLENT SCHOOLS, WELL-MAINTAINED LOCAL AMENITIES, AND SUPERB TRANSPORT LINKS, INCLUDING NEARBY TRAIN STATIONS AND EASY ACCESS TO THE M6 MOTORWAY. THE VILLAGE BOASTS A WEALTH OF RECREATIONAL ACTIVITIES, SUCH AS PICTURESQUE WALKS ALONG THE LANCASTER CANAL, WHICH MEANDERS THROUGH THE HEART OF THE COASTAL COMMUNITY, AND A VARIETY OF OUTDOOR PURSUITS IN THE SURROUNDING COUNTRYSIDE. HEST BANK IS STEEPED IN HISTORY, ADDING A LAYER OF CULTURAL RICHNESS TO ITS NATURAL BEAUTY. THE STRONG SENSE OF COMMUNITY IS EVIDENT THROUGH THE NUMEROUS LOCAL EVENTS AND GATHERINGS WHICH BRING RESIDENTS TOGETHER THROUGHOUT THE YEAR. THE VILLAGE SEAMLESSLY BLENDS THE CHARM OF COUNTRYSIDE LIVING WITH THE BENEFITS OF MODERN ACCESSIBILITY, MAKING IT AN IDEAL LOCATION FOR THOSE SEEKING A PEACEFUL YET CONNECTED LIFESTYLE. WITH ITS COMBINATION OF SCENIC LANDSCAPES, HISTORICAL ALLURE, AND CONTEMPORARY CONVENIENCES, HEST BANK TRULY OFFERS THE BEST OF BOTH WORLDS.

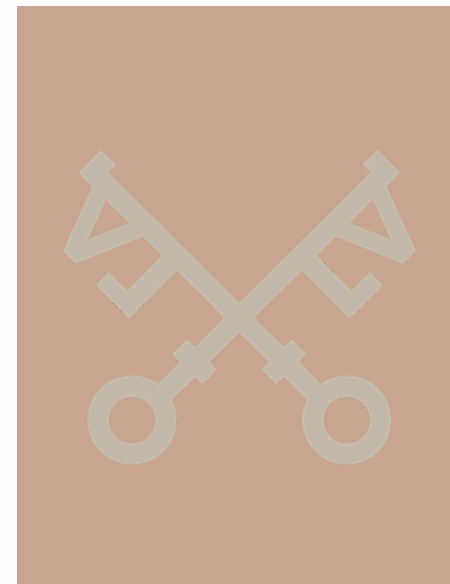
1 Hatlex Lane, Hest Bank





SET BACK FROM THE ROAD WITH AN EXCEPTIONALLY SPACIOUS DRIVEWAY, THE FRONT OF THE PROPERTY MAKES AN IMPRESSIVE FIRST IMPRESSION. WHETHER YOU HAVE MULTIPLE CARS, VISITORS ARRIVING OFTEN, OR TEENAGERS SOON NEEDING A SPOT FOR THEIR FIRST SET OF WHEELS, PARKING WILL NEVER BE A PROBLEM HERE. THERE'S ALSO A LOVELY STRETCH OF FRONT LAWN AND PLANTING THAT SOFTENS THE APPROACH AND HINTS AT THE CARE THAT THE CURRENT OWNERS HAVE POURED INTO THE HOME. STEP OUTSIDE AND THE GARDEN IMMEDIATELY FEELS CALM AND PRIVATE. THE LOWER PATIO AREA IS PERFECT FOR SUMMER MEALS, POTTED PLANTS AND RELAXING IN THE SUN. A FEW STEPS LEAD TO THE UPPER LAWN WHICH OFFERS PLENTY OF SPACE FOR CHILDREN TO PLAY, FOOTBALLS TO BE KICKED, AND GARDEN PARTIES TO BE HELD. RAISED PLANTING AND BOUNDARY FENCING CREATE INTEREST AND SHAPE, WHILE STILL OFFERING LOTS OF ROOM TO MAKE THE OUTSIDE SPACE TRULY YOUR OWN.











Zzz... 000





WHERE CAN I FIND...



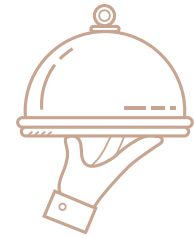
The Closest Schools?

Slyne St Lukes CofE Primary School - 2 Minute Drive & 9 Minute Walk



The Local Shop?

Slyne-With-Hest Village Stores - 2 Minute Drive & 10 Minute Walk



A Delicious Meal?

Ricky's Cantonese - 3 Minute Drive & 22 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

The Hest Bank - 2 Minute Drive & 6 Minute Walk



Closest Transport Links

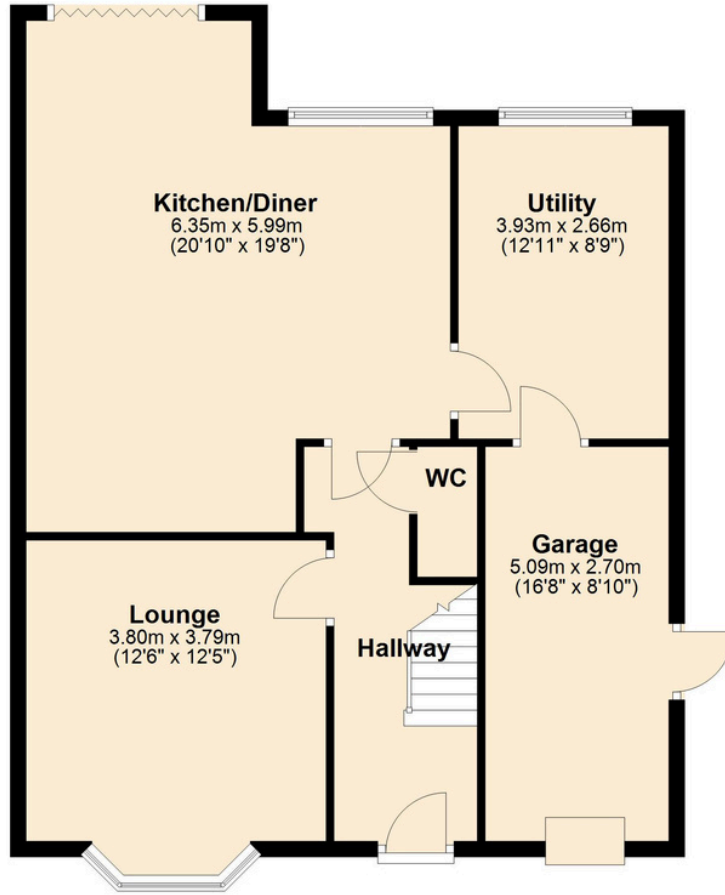
Bus - Memorial Hall Stop - 2 Minute Walk
Rail - Bare Lane Station 7 Minute Drive





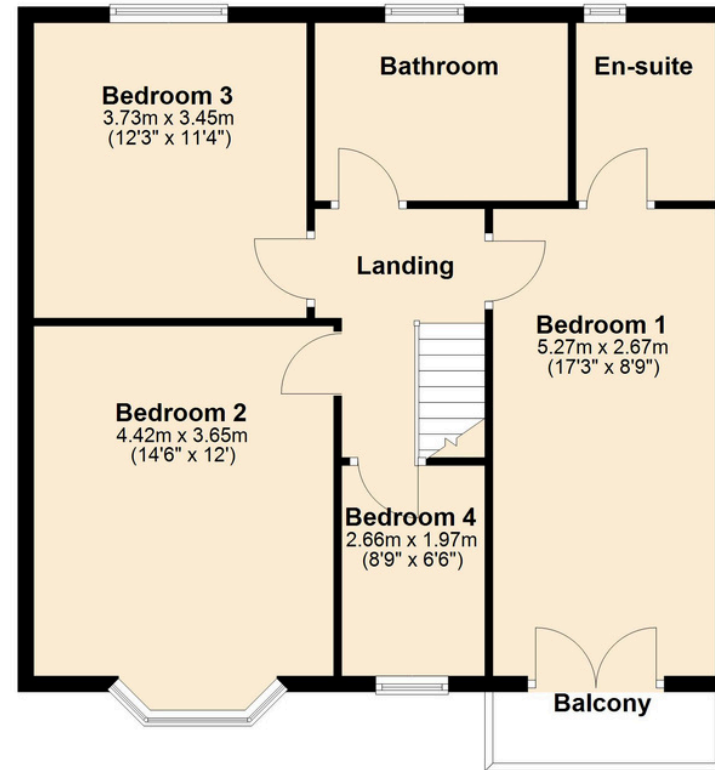
Ground Floor

Approx. 79.5 sq. metres (855.8 sq. feet)

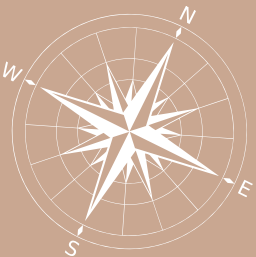


First Floor

Approx. 68.6 sq. metres (738.6 sq. feet)



Total area: approx. 148.1 sq. metres (1594.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

1 Hatlex Lane

Hest Bank

1 Hatlex Lane, Hest Bank, LA2 6ES



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