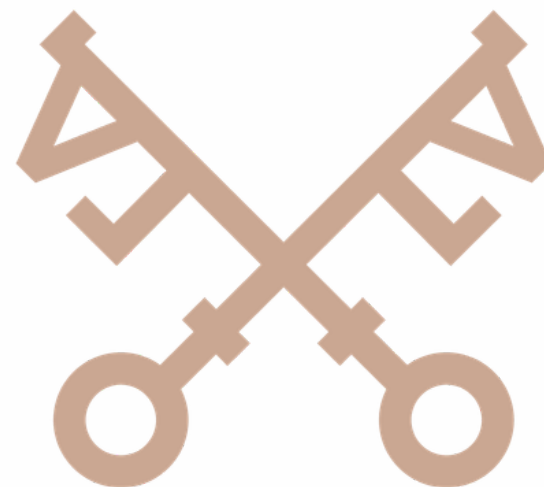




10 Peacock Crescent
Hest Bank



10 PEACOCK CRESENT, HEST BANK



This exceptional three bedroom, three bathroom waterside home in Hest Bank was successfully agreed off market with one of our awaiting purchasers. To find out how we can help you sell your home discreetly or match you with motivated buyers before launching to the open market, contact the Lune Valley Estates team, available 7 days a week.

Perfectly positioned within one of Hest Bank's most sought-after residential settings, Peacock Crescent is an exceptional detached home offering three bedrooms, three bathrooms and an enviable waterside lifestyle. Overlooking the tranquil Lancaster Canal with uninterrupted views stretching across the ever changing landscape of Morecambe Bay, this is a home where the setting is every bit as impressive as the accommodation itself. Life here is all about slowing the pace. Start the day with coffee on the balcony as narrowboats glide gently along the canal, take an evening stroll along the towpath, or simply relax in the beautifully landscaped garden as the sunsets paint the bay in spectacular colours. Designed to make the very most of its remarkable position, the home effortlessly blends contemporary living with a peaceful coastal setting, creating an atmosphere that feels like a retreat from everyday life, whilst remaining within easy reach of Lancaster, the M6 and the amenities that make Hest Bank such a desirable place to call home.

Step through the front door into a welcoming entrance hallway, where the quality of the home is immediately apparent. Designed with both everyday living and entertaining in mind, the ground floor offers an effortless flow between the principal living spaces, all thoughtfully positioned to make the most of the stunning canal side setting.





Take a closer look...



Property Type:

Detached
Property

Square Footage:
2453.20

Council Tax Band:

F

EPC Rating:

C

Tenure

Freehold



Why Hest Bank?

HEST BANK IS WIDELY REGARDED AS ONE OF THE MOST DESIRABLE PLACES TO LIVE IN THE AREA, AND IT'S EASY TO SEE WHY. THIS THRIVING COASTAL VILLAGE OFFERS THE RARE COMBINATION OF A STRONG COMMUNITY SPIRIT, OUTSTANDING NATURAL SURROUNDINGS AND EXCELLENT EVERYDAY CONVENIENCE. FAMILIES ARE DRAWN TO THE VILLAGE FOR ITS HIGHLY REGARDED ST LUKE'S PRIMARY SCHOOL, AS WELL AS RELIABLE TRANSPORT LINKS TO LOCAL HIGH SCHOOLS AND ONWARD CONNECTIONS INTO LANCASTER AND BEYOND. THE VILLAGE IS PARTICULARLY POPULAR WITH THOSE SEEKING A SAFE, FRIENDLY ENVIRONMENT WHERE CHILDREN CAN GROW UP WITH A SENSE OF FREEDOM AND CONNECTION TO NATURE. THE LANCASTER CANAL AND THE NEARBY SHORELINE ARE BOTH WITHIN EASY REACH, OFFERING SCENIC WALKING AND CYCLING ROUTES, BREATHTAKING SUNSETS ACROSS MORECAMBE BAY, AND ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURE. WHETHER IT'S A MORNING DOG WALK, A FAMILY BIKE RIDE, OR SIMPLY ENJOYING THE OPEN SKIES AND COASTAL VIEWS, LIFE IN HEST BANK ENCOURAGES A HEALTHIER, MORE RELAXED PACE. TO THE REAR OF THE PROPERTY, THE BEAUTIFULLY APPOINTED OPEN-PLAN KITCHEN AND DINING AREA FORMS THE HEART OF THE HOME. WHETHER YOU'RE PREPARING FAMILY MEALS, HOSTING DINNER PARTIES OR ENJOYING A RELAXED BREAKFAST OVERLOOKING THE GARDEN, THIS SOCIABLE SPACE IS PERFECTLY SUITED TO MODERN LIVING. FRENCH DOORS OPEN DIRECTLY ONTO THE LANDSCAPED GARDEN, ALLOWING INSIDE AND OUTSIDE LIVING TO BLEND SEAMLESSLY DURING THE WARMER MONTHS. LEADING FROM THE KITCHEN IS A PRACTICAL UTILITY ROOM, PROVIDING ADDITIONAL STORAGE AND LAUNDRY SPACE WHILST KEEPING THE MAIN LIVING AREA BEAUTIFULLY UNCLUTTERED.

THE GENEROUS LOUNGE IS A WONDERFULLY RELAXING SPACE, FLOODED WITH NATURAL LIGHT AND ENJOYING ITS OWN FRENCH DOORS TO THE GARDEN. OPEN THEM ON A SUMMER'S EVENING TO ENJOY THE PEACEFUL SURROUNDINGS, OR SIMPLY SIT BACK AND WATCH THE EVER CHANGING VIEWS BEYOND THE CANAL UNFOLD THROUGHOUT THE SEASONS.

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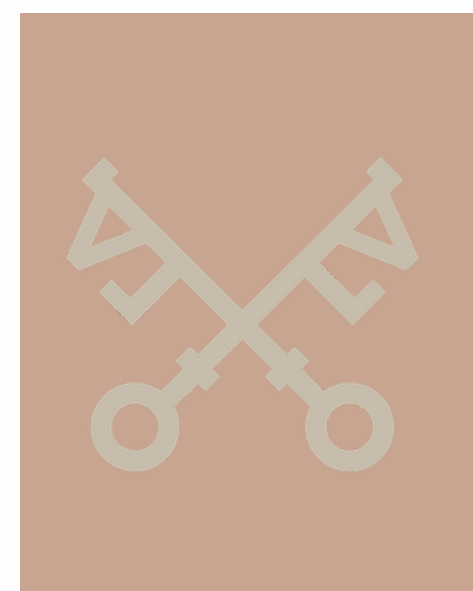


THE REAR GARDEN HAS BEEN THOUGHTFULLY LANDSCAPED TO CREATE A BEAUTIFUL YET LOW MAINTENANCE OUTDOOR RETREAT, PERFECTLY COMPLEMENTING THE HOME'S ENVIABLE WATERSIDE SETTING. A GENEROUS PATIO PROVIDES THE PERFECT SPACE FOR AL FRESCO DINING, ENTERTAINING GUESTS OR SIMPLY UNWINDING WITH A MORNING COFFEE OR EVENING GLASS OF WINE, ALL WHILST TAKING IN THE UNINTERRUPTED VIEWS ACROSS THE LANCASTER CANAL AND TOWARDS THE EVER CHANGING BEAUTY OF MORECAMBE BAY. AN AREA OF ARTIFICIAL LAWN ADDS TO THE EASE OF MAINTENANCE, ALLOWING YOU TO SPEND MORE TIME ENJOYING THE PEACEFUL SURROUNDINGS AND LESS TIME ON UPKEEP. WITH DIRECT ACCESS FROM THE KITCHEN, LOUNGE AND REAR BEDROOM, THE GARDEN BECOMES A NATURAL EXTENSION OF THE HOME, CREATING AN EFFORTLESS FLOW BETWEEN INDOOR AND OUTDOOR LIVING.

TO THE FRONT, A GENEROUS PRIVATE DRIVEWAY PROVIDES AMPLE OFF ROAD PARKING AND LEADS TO A SINGLE GARAGE WITH POWER AND LIGHTING, OFFERING SECURE PARKING, ADDITIONAL STORAGE OR WORKSHOP POTENTIAL.

HOMES OFFERING SUCH A REMARKABLE CANAL SIDE POSITION, BEAUTIFULLY PRESENTED ACCOMMODATION AND BREATHTAKING PANORAMIC VIEWS ACROSS MORECAMBE BAY ARE RARELY AVAILABLE. PEACOCK CRESCENT PRESENTS A UNIQUE OPPORTUNITY TO ENJOY AN EXCEPTIONAL LIFESTYLE IN ONE OF NORTH LANCASHIRE'S MOST SOUGHT AFTER LOCATIONS, WHERE EVERY DAY IS FRAMED BY SPECTACULAR SCENERY AND THE CALMING PACE OF WATERSIDE LIVING.











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WHERE CAN I FIND...



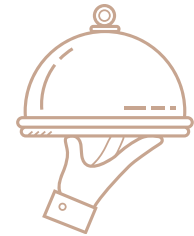
The Closest Schools?

St Luke's CofE - 4 Minute Drive &
10 Minute Walk



The Local Shop?

Slyne-with-Hest Village
Stores - 5 Minute Drive & 16
Minute Walk



A Delicious Meal?

The Hest Bank - 1 Minute
Walk Slyne Lodge - 4
Minute Drive & 18 Minute
Walk



Somewhere Nice to Walk the Dog?

The Canal - 2 Minute Walk
Shoreline - 5 Minute Walk



A Refreshing Pint?

The Hest Bank - 1 Minute Walk
Slyne Lodge - 3 Minute Drive &
18 Minute Walk



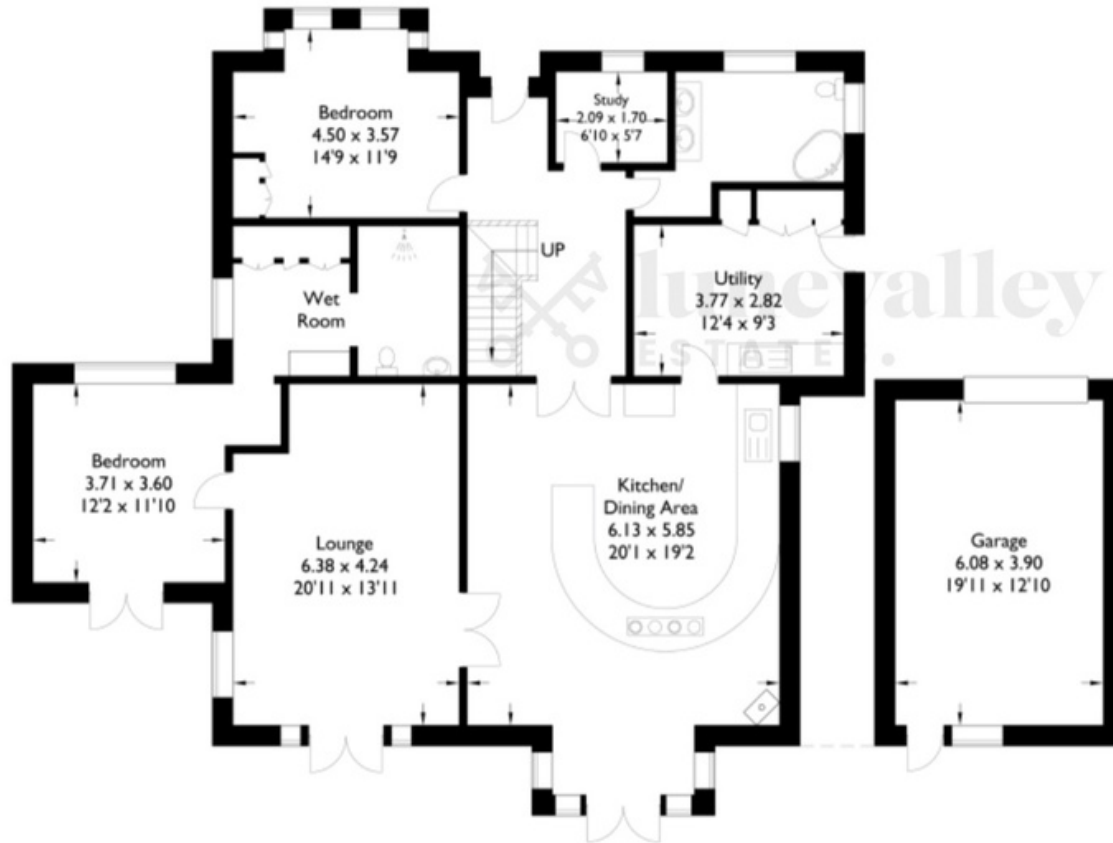
Closest Transport Links

Bus - Peacock Lane - 2 Minute
Walk Rail - Bare Lane - 6
Minute Drive

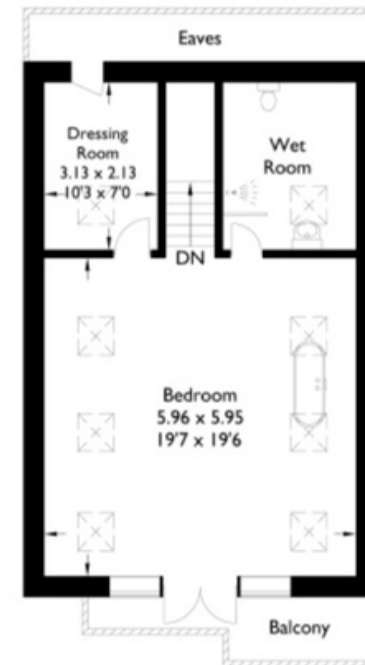




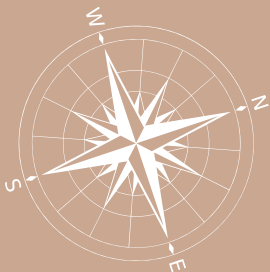
Garage : 23.71 sq m / 255.21 sq ft
Total : 227.91 sq m / 2453.20 sq ft



Ground Floor



First Floor



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.

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10 Peacock Crescent, Hest Bank, Lancaster LA2 6EW



//////general.bedsread.tame



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com