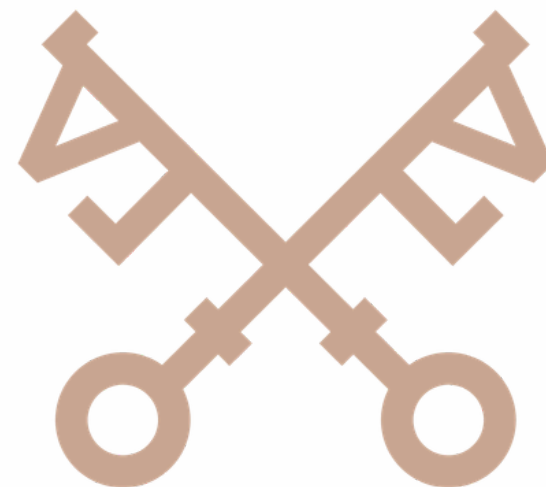




2 Coastal Drive, Hest Bank

 **lunevalley**
ESTATES.

2 COASTAL DRIVE, HEST BANK



A substantial five-bedroom detached family home, occupying an elevated position with stunning far-reaching views across Morecambe Bay and towards the Lake District, together with a generous south-facing garden, canal to the rear and excellent flexible living accommodation.

Coastal Drive is an impressive and highly versatile family home offering a superb combination of space, views and outdoor living. The elevated position is a particular feature, with the property enjoying an ever-changing outlook across the bay and towards the Lake District, as well as some spectacular sunsets.

The accommodation is arranged over two floors and has been extended to create a fantastic family kitchen and living space, whilst the property's layout provides plenty of flexibility for modern family life. With five bedrooms, multiple reception areas, excellent entertaining space and the added benefit of an integral garage, this is a home that offers considerable versatility for a growing or established family.

With its combination of coastal scenery, countryside, excellent transport links, access to a wide choice of schools and proximity to Lancaster and Morecambe, Hest Bank offers an exceptional setting for modern family life, with Coastal Drive enjoying a particularly desirable position within the village.



Property Type:

Detached

Square Footage:

2,175 sqft

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold

Take a closer look...





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.

2 Coastal Drive

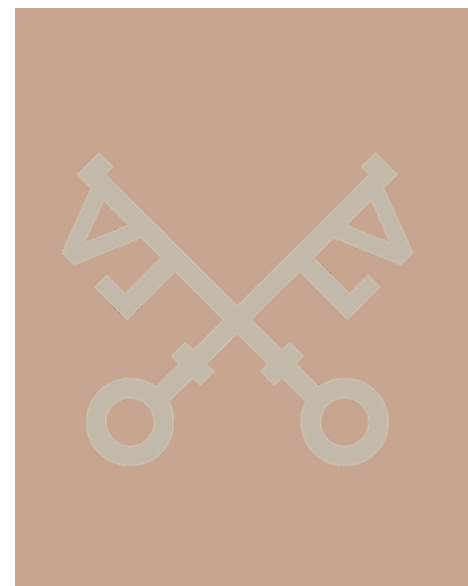




COASTAL DRIVE ENJOYS AN ENVIABLE POSITION WITHIN THE POPULAR COASTAL VILLAGE OF HEST BANK, PERFECTLY PLACED TO ENJOY THE BEST OF BOTH THE LANCASHIRE COAST AND THE SURROUNDING COUNTRYSIDE.

WITH ITS COMBINATION OF COASTAL SCENERY, COUNTRYSIDE, EXCELLENT TRANSPORT LINKS, ACCESS TO A WIDE CHOICE OF SCHOOLS AND PROXIMITY TO LANCASTER AND MORECAMBE, HEST BANK OFFERS AN EXCEPTIONAL SETTING FOR MODERN FAMILY LIFE, WITH COASTAL DRIVE ENJOYING A PARTICULARLY DESIRABLE POSITION WITHIN THE VILLAGE.















Zzz...o_o





WHERE CAN I FIND...



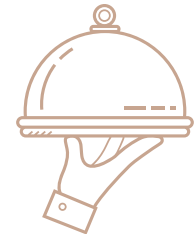
The Closest Schools?

St Luke's CofE - 2 Minute Drive &
10 Minute Walk



The Local Shop?

Slyne-with-Hest Village
Stores - 3 Minute Drive & 15
Minute Walk



A Delicious Meal?

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



Somewhere Nice to Walk the Dog?

Lancaster Canal - 5 Minute
Walk
Shoreline - 2 Minute Walk



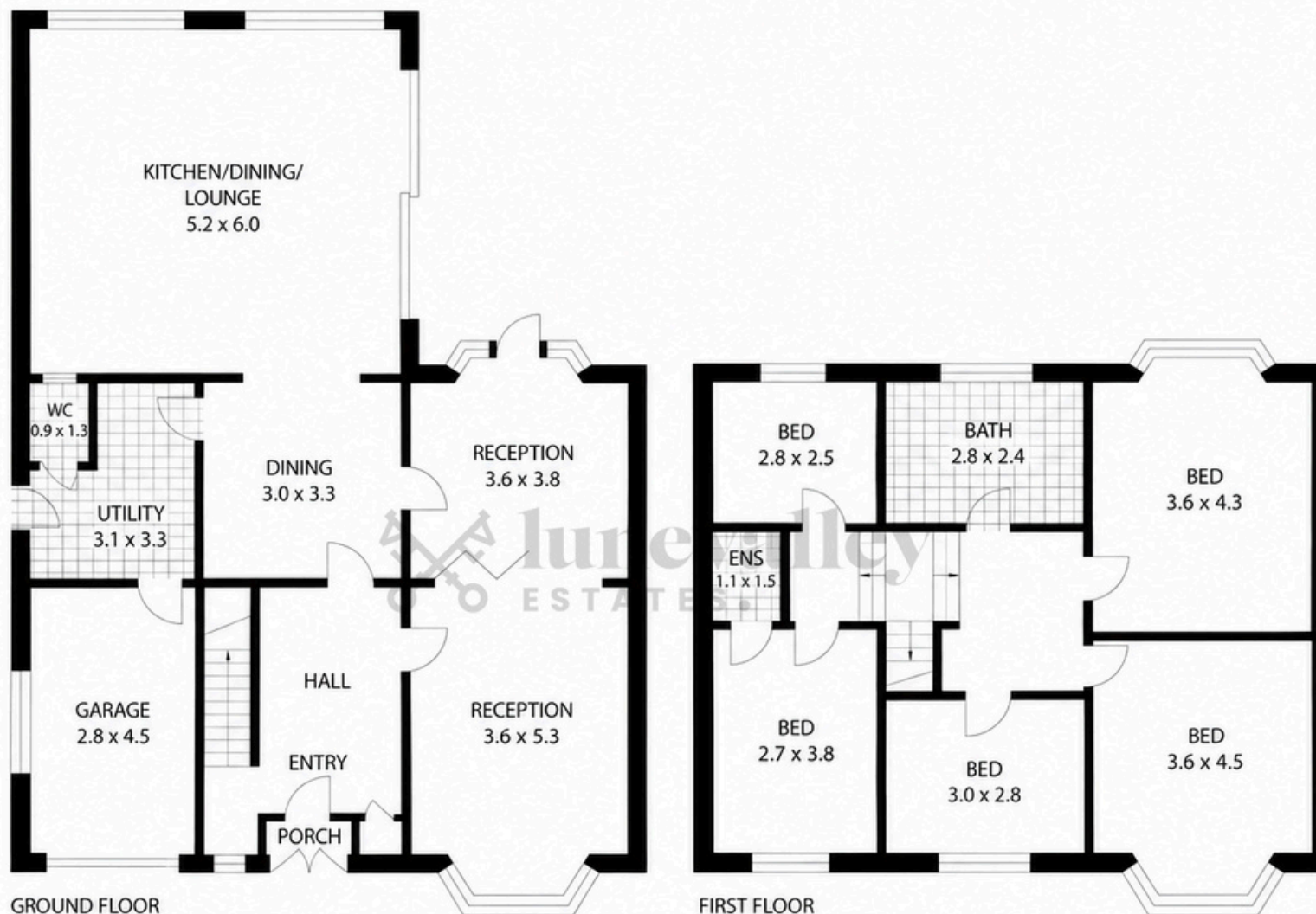
A Refreshing Pint?

The Hest Bank - 3 Minute Walk
The Crossing Micropub - 1
Minute Walk



Closest Transport Links

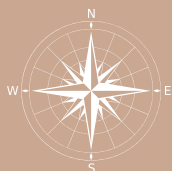
Bus - Coastal Road - 1 Minute
Walk
Rail - Bare Lane - 6 Minute
Drive



2 Coastal Drive, Hest Bank, LA2 6HH

INTERNAL AREA = 202.1 SQ.M - 2,175 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

2 Coastal Drive
Hest Bank

2 Coastal Drive, Hest Bank, LA2 6HH



///forkful.reserve.printing



lunevalley
ESTATES.

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