



49 Marine Drive
Hest Bank | Lancaster | Lancashire | LA2 6ED

FINE & COUNTRY

49 MARINE DRIVE





Situated in a prime position within a prestigious residential location, this handsome detached house makes an impressive first impression. With enormous kerb appeal, it commands panoramic coastal views over the wide, sweeping vista of Morecambe Bay with the undulating fells of the Lake District across the water.

Presented in good order, it is exceptionally light with well-proportioned accommodation of entrance vestibule, elegant staircase hall, two reception rooms, dining kitchen which opens into a conservatory. Utility room, cloakroom, shower room and integral garage. Off the first floor landing is a principal bedroom with private balcony and ensuite shower room, second double bedroom with ensuite cloakroom, two further double bedrooms, nursery/dressing room/office, luxury house bathroom and above the garage, double bedroom 5/games room.

Enclosed, neatly kept and private gardens surround the property with a large seating terrace commanding fine views, lawns to the front and rear and a private driveway offering off street parking for two or three cars.

The location is highly accessible by both road and rail, there are great walks, good schools and access to fabulous open countryside nearby.

In all, No. 49 is strongly recommended to discerning purchasers. As an impressive period house of quality with modern appointments it is ideal as a modern family home or for a professional couple looking to embrace the additional space, work from home or entertain.





Location

The house occupies an elevated and prime position on the junction of Marine Drive and Rushley Drive. From this unique vantage point, it commands excellent views over neighbouring properties to the vast expanse of Morecambe Bay with the Lakeland Fells along the horizon.

Hest Bank is a well-established, popular and highly respected residential neighbourhood. It's an accessible location whether travelling for business or pleasure as road and rail links are close at hand. Having an active local community there are shops and services (including a Post Office and pharmacy) with Carnforth, Lancaster and Morecambe all readily accessible and offering a wider selection. The area has a primary school and for secondary education, it falls within catchment area for a choice of secondary schools including Lancaster's prestigious grammar schools.

No.49 is close enough to the coast to make a daily walk, run or cycle along the shoreline or promenade convenient and it's also well placed for accessing the nearby countryside of the undulating Lune Valley, the dramatic Forest of Bowland and the incomparable Lake District.









Step inside

Filled with natural light, this impressive and spacious period house has been modernised, extended and is now offered in attractive decorative order with good quality appointments.

The front door opens into an entrance vestibule with the original oak inner door leading through into the staircase hall which has a gracefully curved staircase with original oak handrail and a series of feature windows. Polished tiles are laid for an elegant, streamlined look which extend into the kitchen, utility, dining area and conservatory.

There are two separate reception rooms, the first being a formal sitting room with breathtaking coastal views and a fireplace with electric fire set into an attractive bay. Secondly is a family room, a more informal space, once again benefitting from fabulous bay views. Sliding doors lead out to the front terrace and a gas flame effect fire is set into a polished stone surround.

The hub of family life is the extensively fitted and well-equipped kitchen which has been extended to provide room for dining and seating in the conservatory area. The practical utility room has an outside door and houses the boiler and washing machine whilst also providing access to the cloakroom (with two piece suite) and integral garage with an electric roller door and useful storage cupboards. Completing the ground floor is a fully tiled shower room comprising shower, wash basin and WC with access to the understairs storage area.



The first floor landing is spacious, the principal bedroom has fabulous bay views to wake up to and a private balcony on which to sit and enjoy them. There are built in wardrobes and a fully tiled ensuite shower room with shower, vanity unit and WC. The second double bedroom also has the same excellent view with an ensuite cloakroom of wash basin and WC. There are two further double bedrooms, one has a bay view and deep built in wardrobe, the other looks east and enjoys the morning sun and has both fitted wardrobes and a dressing table. There is an additional small room, fitted with wardrobe, dressing table and shelving. It would make a delightful nursery, dressing room or home office. Built over the garage is a fifth double bedroom or possibly a games room or den. With a vaulted ceiling built into the apex of the room with under eaves storage space, two Velux skylights and a feature round window. Finally, there is an impressive and glamorous house bathroom with striking high gloss marble look tiling. Spacious and beautifully fitted, this is a stylish addition to the house and has a luxurious double ended bath from which to watch the integral TV. Illuminated mirrors sit above twin wash basins, with fitted storage cabinets and a WC.

















Step outside

Set slightly up from the road, the gardens are enclosed with hedges and fencing to give privacy. High, solid gates open to a drive laid with smart stone setts providing room for off road parking for two or three cars.

To the front of the property, with an enviable west facing position to make the most of the bay views and fabulous sunsets, is a seating terrace spanning the full width of the property. It's a generous area with plenty of room to set up a couple of arrangements of garden furniture. From the terrace, five steps lead down to a lower lawn. As a handy shortcut when on foot, there is gated pedestrian access down to Marine Drive.

As a low maintenance option, the back garden is laid with artificial grass. Connecting the front and back gardens, on the south side of the house is a side garden with a seating area, screened from the road by a high hedge. To the north of the house is a gated passage, block paved with a planted border.

Outside lighting and water tap.





49 Marine Drive

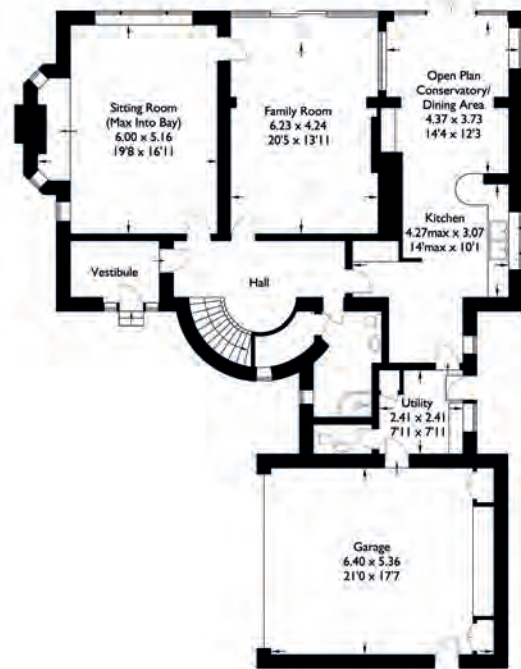
Approximate Gross Internal Area : 256.26 sq m / 2758.36 sq ft

Garage : 34.30 sq m / 369.20 sq ft

Total : 290.56 sq m / 3127.56 sq ft



Restricted Head Height



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Morecambe	2.3 miles
Carnforth	3.7 miles
Lancaster	4.2 miles
Preston	27.3 miles
Bowness on Windermere	30.5 miles
Manchester	57.3 miles

Transport links

M6 J34	3.4 miles
Lancaster railway station	4.8 miles
Manchester airport	66.8 miles
Liverpool airport	72.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Clapham on the Bentham and Furness lines with services to Leeds (journey time 1 hour 14 minutes), Lancaster and Morecambe.

Directions

[what3words booms.invest.padlock](https://www.what3words.com/booms.invest.padlock)

Use Sat Nav LA2 6ED with reference to the directions below:

The house sits in a corner position on the junction of Marine Drive and Rushley Drive. Leaving Morecambe travelling north on the A51015 (Coastal Road) you will pass the golf course on the right, proceed up the gentle hill (this is now Marine Drive) and after crossing the railway bridge, turn first right onto Rushley Drive. The driveway for No.49 is first on the left.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: hob, fan over, Siemens double oven and warming drawer, Siemens dishwasher, free standing Samsung American style fridge freezer, Beko washing machine and Logik tumble dryer. Bathroom TV. Items of furniture available by further negotiation.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the utility room. Heated towel rails in both shower rooms and the bathroom.

Security alarm. External CCTV with remote access via HIKVISION.

Places to visit

The Platform, Morecambe, an Edwardian railway station that hosts music, comedy, dance, drama and children's shows
Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
Cinema: The Dukes and Vue, both in Lancaster and Reel in Morecambe
Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and café
Morecambe Bay Nature Reserve, Hest Bank, RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

The floodlit MUGA (multi use games area) at Slyne with Hest Recreation Field consists of an all-weather pitch with markings for 5-a-side football, netball and basketball
Cheyette Fitness, Hest Bank
Parkrun on a Saturday morning at Williamson Park or Morecambe Promenade
Ten pin bowling at the Soul Bowl, Jump Rush Trampoline Park, both in Morecambe
Slyne with Hest Bowling Club
Golf clubs – Morecambe, Heysham, Lancaster and Silverdale
Salt Ayre leisure centre, 3-1-5 fitness centre, Lancaster University Sports Centre (swimming pool, gym, climbing wall, tennis, badminton and squash facilities)
Diving and open water swimming – Capernwray Diving Centre

Places to eat

Informal dining, cafes and pubs

The Hest Bank, The Crossing micropub, Packet Bridge Fish and Chips, all in Hest Bank
Archers Café at Red Bank Farm, Royal Hotel, Bay View Restaurant, all in Bolton le Sands
The Cross Keys and Slyne Lodge, both at Slyne
Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster

Special occasions

The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster

Great walks nearby

Right from the door, there are good walks along Morecambe promenade, the shore at Hest Bank and the tow path besides Lancaster canal.
Beyond this are great expanses of open countryside within easy reach for day trips including the National Parks of the Lake District and the Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and coastal Arnsdale and Silverdale.

Schools

Primary

Slyne with Hest St Luke's CoE Primary School
Bolton le Sands Primary School
Skerton St Lukes CoE Primary School, Lancaster
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary

Morecambe Bay Academy, Morecambe
Bay Leadership Academy, Heysham
In Lancaster there are the Lancaster Royal Grammar School and Lancaster Girls' Grammar Schools, Ripley St Thomas CoE Academy and Our Lady's Catholic College

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College

Guide price £800,000

Lancaster City Council – Council Tax band G

Tenure - Freehold



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

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FOUNDATION

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