



Bolton Le Sands

£475,000

3 The Nook, Bolton Le Sands, Carnforth, LA5 8DR

A beautifully presented three-bedroom detached home, blending traditional character features with contemporary style. Ideally located in the heart of Bolton-le-Sands, the property offers gated off-road parking and a detached garage.

Enjoying excellent transport links, local amenities and scenic countryside walks on the doorstep, this attractive home offers a wonderful combination of character, modern living and a highly convenient village location.

Quick Overview

- Detached Characterful Home
- Three Double Bedrooms
- En-Suite to the Principal Bedroom
- Generous Living Spaces
- Well Regarded Schools Nearby
- Sought After Village Location
- Close to Local Amenities
- Excellent Transport Links
- Off Road Parking
- Ultrafast Broadband Available*



3



2



1



D



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2724



Office



Living/Dining Room



Living/Dining Room



WC/Utility

Entering 3 The Nook, the character and charm of this traditional home are immediately apparent. A welcoming entrance porch opens through a traditional wooden door into the open-plan living and dining room, which features a number of attractive period details. Exposed wooden beams, wooden doors with classic latch handles, traditional-style radiators and old-style light switches can be found throughout the property, adding to its character and appeal.

The living area features a large stone fireplace with stone back and hearth, housing a log-burning stove and providing a focal point to the room. To the front are useful window seats, while the dining area provides ample space for a dining table and chairs, together with room to the rear for a home office.

Stairs rise to the first floor, with useful understairs cupboard storage. To the rear is the kitchen, fitted with a range of wall and base units, complementary worksurfaces and matching upstands. Features include a Belfast sink, breakfast bar with seating, double electric oven and hob with extractor hood over, together with space and plumbing for a dishwasher.

A door leads directly to the rear garden, while an in-built pantry-style cupboard provides useful additional storage. A further door leads to the utility room, which has base units with worktop over, a traditional ceiling-mounted clothes airer, storage cupboard, WC, wall-hung hand wash basin and space and plumbing for a washing machine.

A traditional staircase, featuring a stained-glass window, cupboard storage and exposed beam, leads to the first floor. There are three double bedrooms, all retaining the traditional character found throughout the property, with deep window cills, traditional-style radiators and bright, sympathetically decorated interiors.

The principal bedroom offers built-in wardrobes and a dressing table providing good storage and an en-suite comprising walk in shower, wash basin and WC with underfloor heating. Whilst bedroom two benefits from a sliding mirrored door leading into a useful dressing area. Bedroom three is a further double.

Outside, the front of the property is approached via a gated driveway providing ample parking. Raised borders with colourful planting and attractive walling frame the driveway, while a detached garage and covered pergola provide further useful features.

To the rear is a pleasant garden with a paved patio area, laid lawn, colourful borders, rockeries and established hedgerows, providing an attractive outdoor space.

3 The Nook offers a combination of traditional character, well-proportioned accommodation and useful modern amenities, with attractive gardens and ample parking.



Kitchen



Kitchen



Bathroom



Bedroom Three



Bedroom Two



Bedroom One

Accommodation (with approximate dimensions)

Living/Dining Room 18' 4" x 18' 4" (5.59m x 5.59m)

Kitchen 19' 8" x 9' 2" (5.99m x 2.79m)

Utility 5' 11" x 6' 3" (1.8m x 1.91m)

Bedroom One 12' 10" x 8' 10" (3.91m x 2.69m)

Dressing Room 5' 11" x 6' (1.8m x 1.83m)

Bedroom Two 15' 9" x 8' 11" (4.8m x 2.72m)

Bedroom Three 10' 2" x 9' 2" (3.1m x 2.79m)

Bathroom

Garage 29' 6" x 11' 2" (8.99m x 3.4m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E - Lancaster City Council.

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth, turn right and proceed north on Market Street, turning right at the traffic lights. Continue out of Carnforth on Lancaster Road, into Bolton Le Sands. Continue until you see a speed camera in front of you and turn left before the camera, into the Main Road. Follow Main Road over the canal bridge and take the first left after the church and then take the right fork into The Nook, where the property is situated on the left hand side and can be located by our For Sale sign.

What3Words ///prawn.indulges.routes

Viewings Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



Garden



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

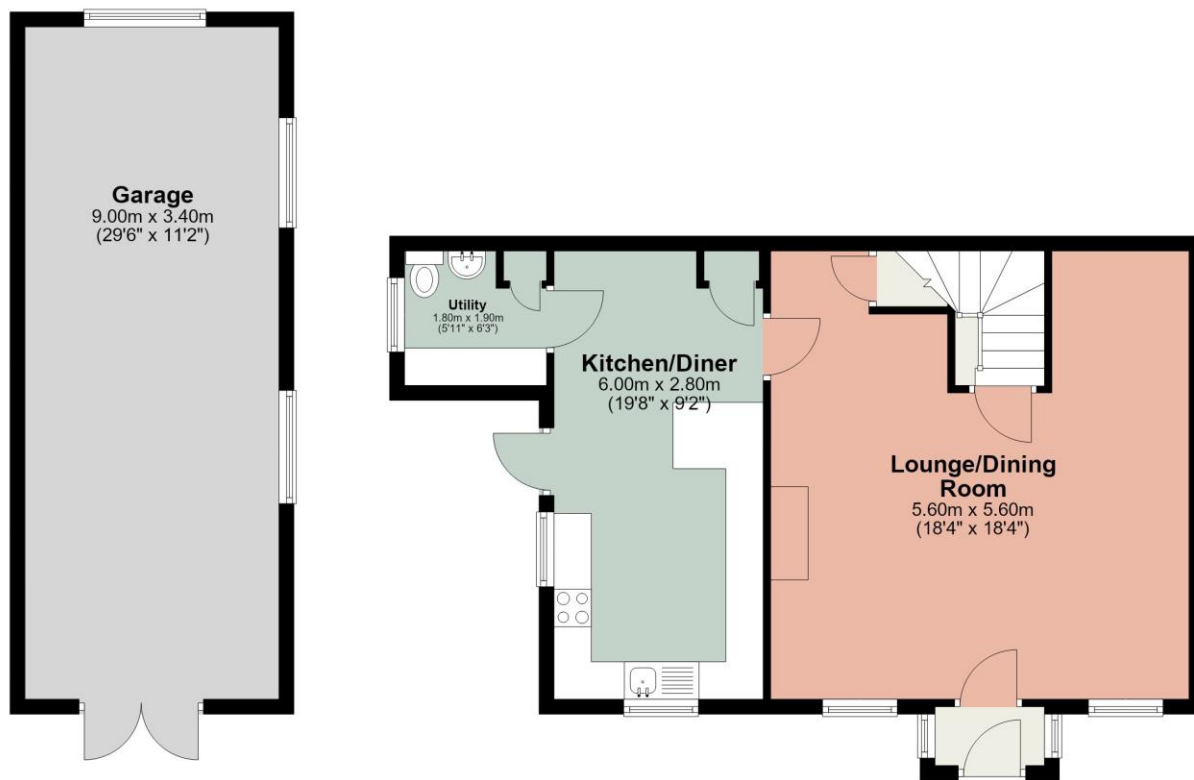


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Ground Floor

Approx. 84.3 sq. metres (907.0 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



Total area: approx. 134.7 sq. metres (1449.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

3 The Nook, Bolton Le Sands

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/09/2026.

Request a Viewing Online or Call 01524 737727