



Sylvan Waters
5 Borwick Court | Borwick | Carnforth | LA6 1JX

 FINE & COUNTRY



Welcome to Sylvan Waters, 5 Borwick Court, Borwick, Carnforth, LA6 1JX

Sylvan Waters is an exceptional contemporary home, extended and transformed with exacting attention to detail to create a sophisticated, energy-efficient residence in an idyllic canal side setting. Occupying an enviable west-facing position in the Conservation Area village of Borwick, the property enjoys professionally landscaped gardens bordering the Lancaster Canal and commands far-reaching open views, with expansive bi-folding doors creating a seamless connection between the beautifully appointed interiors and gardens.

Immaculately presented throughout, the accommodation combines impressive scale with outstanding versatility. Generous living and entertaining spaces are complemented by a high-specification dining kitchen, four bedrooms arranged across two floors, excellent guest accommodation and extensive ancillary space including a large garage, workshop and stores.

The specification is equally impressive, bringing together renewable energy, smart-home technology and carefully selected luxury finishes, resulting in an outstanding EPC A rating. Designed as much for effortless everyday living as entertaining, Sylvan Waters is a rare combination of contemporary luxury, practicality and exceptional efficiency, all within a wonderfully peaceful setting convenient for the Lake District, Yorkshire Dales and the wider amenities of Lancashire and Cumbria.

Location

Situated in the peaceful Conservation Area village of Borwick, Sylvan Waters enjoys an enviable west-facing open aspect, with landscaped gardens bordering the Lancaster Canal. Set within Lancashire yet close to the Cumbrian border, the property is ideally positioned for enjoying the countryside, coastlines and amenities of both counties.

Borwick is a quiet and sought-after village, pleasantly positioned away from major roads while remaining exceptionally accessible. The M6 is within easy reach, with J35 convenient for southbound and northbound journeys. Mainline rail services on the West Coast Main Line are available from Lancaster and Oxenholme, near Kendal, while Carnforth station provides services towards Manchester Airport, Leeds, Skipton and Barrow in Furness.

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For everyday amenities, Carnforth offers an excellent range of local services, including Booths, Aldi, Tesco and Co-op supermarkets, doctors', dentists' and veterinary surgeries, and a busy high street with a variety of retailers. The attractive Cumbrian market town of Kirkby Lonsdale is also within easy reach, renowned for its bustling centre, independent shops and excellent choice of cafés, pubs and restaurants. Slightly further afield, the historic city of Lancaster and the Lakeland gateway town of Kendal provide an extensive range of shopping, leisure and professional services.

For those who enjoy the outdoors, Borwick is exceptionally well placed. The Lake District and Yorkshire Dales National Parks, together with the Arnside & Silverdale and Forest of Bowland National Landscapes, are all accessible from the area and offer outstanding opportunities for walking, cycling and a wide variety of outdoor pursuits.

Setting the scene

The property was purchased by the vendors in 2019 as they fell in love with the canal side setting and the panoramic views and knew that they could transform the rather tired 1970s chalet bungalow into an outstanding contemporary home. They extended and modernised the entire property introducing renewable energy sources and smart home technology, these have resulted in the impressive EPC rating of A. The property has been upgraded with exacting requirements, stylishly executed with show stopping spaces, luxurious appointments, intelligent smart home technology; thoughtfully designed, it cleverly manages to be both sophisticated and glamorous as well as being impeccably functional.

Rooms are spacious, light-filled and thrive on the attention lavished on the smallest detail. A show stopping feature is the floor to ceiling glazing along the entire front wall of the ground floor which opens with bi-folding doors to the deck and garden, blurring the boundaries between inside and out. The views of the outside profoundly affect the interior of the house, the main living areas and the principle bedrooms benefitting from their west facing position as the expansive glazing encourages lingering admiration of the vista. The views are a constant changing delight; the weather, the season, comings and goings on the canal. In a setting like this, the views were always going to be the star of the show; but now the house itself lives up to the location, with its transformation as an immaculate, high specification and light-filled modern home.

The enhancement continued into the garden which was given a whole new lease of life by Georgina Peacock of Peacock Design, a landscape and garden design company, based locally in Caton. Georgina dramatically reimagined the nondescript sloping site with a creative series of stepped decks, angular terraces, lawns, steps, beds and bold planting schemes that are largely evergreen with swathes of colour. There are multiple seating opportunities of varying elevations and orientation designed to catch the sun at different times of the day, enabling different aspects of the view to be enjoyed and in doing so creating spots for morning coffee, evening gatherings and quiet sundowners.







We've enjoyed

The view. It's one of the main reasons we bought the house. Ever changing and always interesting. Opening the bi-folding doors changes the whole feel of the place; we can take the inside out and enjoy the outside when we're inside. We enjoy having people over and this is a great house for just that, it's incredibly versatile. The sitting room is a great size, it connects or can be separated from the kitchen and both can be opened up to the garden; there's lots of space for parking and having the guest bedrooms on the ground floor with their own shower room works well as it enables us to have privacy on the first floor.

We've loved the canal side location; it's incredibly restful and relaxing just to sit and watch the world slowly go by and for the wildlife it brings too. We see swans and cygnets, ducks and ducklings, occasionally canoes and kayaks, walkers and cyclists along the towpath.

Because of the wide open west facing aspect we have the benefit of wonderfully long evenings and enjoy being outside until the sun goes down. At night time it's very dark, there are no other lights so the stargazing is magical.

As a village, Borwick is lovely, the neighbours are great and there's a strong sense of community. Carnforth has everything you could need on a day-to-day basis and it's quick and easy to get to the motorway. We've appreciated the canal for our daily dog walks and when we want to go further afield, we are soon into the Lakes or onto the coast.

The Grand Tour

Sylvan Waters is a substantial and beautifully presented home which has been newly upgraded to an exacting standard, combining generous proportions with a high-quality contemporary finish. Immaculate throughout, the accommodation extends to approximately 2,967 sq ft, with a further 377 sq ft garage, and has been designed to make the most of the property's particularly attractive setting.

Approaching the house, the sense of space is immediately apparent. The entrance hall forms a welcoming introduction to the property and provides a central connection between the principal reception rooms and bedroom accommodation. Its generous proportions give the house an immediate feeling of quality and scale.

The principal living space is the impressive sitting room, a wonderfully proportioned room for both everyday living and entertaining, with ample space for several seating areas and an outlook that takes advantage of the property's stunning view.

Adjoining the sitting room is the dining kitchen, an equally impressive space that provides a stylish and practical heart to the house, with excellent space for cooking, dining and informal entertaining. The connection with the main reception accommodation create an easy flow that is particularly well suited to modern family life.

The ground floor is unusually versatile, with two well-proportioned bedrooms. A separate shower room serves this part of the house, making the arrangement ideal for guests, older children, multi-generational living or those looking for a dedicated home office without compromising the bedroom accommodation. Cloakroom with novel shoe storage and plant required for Lutron and audio visual equipment.



Stairs rise from the hall to the first floor, where the accommodation becomes more private. The principal bedroom suite is particularly impressive, with a substantial bedroom and its own en-suite bathroom. The scale of the room allows plenty of space for bedroom furniture and creates a calm, luxurious retreat away from the main living areas.

Across the landing is a further exceptionally generous double bedroom. The first-floor arrangement gives both bedrooms an excellent degree of privacy, while useful eaves storage provides valuable additional space.

One of the more unusual and practical features of Sylvan Waters is the amount of ancillary accommodation. The attached garage is considerably larger than a typical single garage and provides excellent space for vehicles, hobbies and general storage.

The house also benefits from an extensive basement level, adding another dimension to the property. Here there is a substantial storage/workshop/potting shed, together with a further store/gym with separate boiler room. For anyone needing space for outdoor equipment, bicycles, tools, a workshop or well organised household storage, this is an exceptionally useful asset.

Overall, Sylvan Waters is a high-specification, immaculately presented and newly upgraded home that combines impressive reception space with four-bedroom flexibility and an exceptional amount of practical ancillary accommodation. The generous room sizes, adaptable layout and quality of presentation make it equally suited to relaxed day-to-day living, working from home and entertaining on a larger scale.



FURTHER INFORMATION

On the Road

Carnforth	2.8 miles
Kirkby Lonsdale	8.6 miles
Lancaster	9.6 miles
Kendal	17.6 miles
Windermere	25.1 miles
Manchester	60.0 miles

Transport links	
M6 J35	2.4 miles
M6 J36	6.7 miles
Lancaster station	10.1 miles
Oxenholme station	12.2 miles
Leeds Bradford airport	58.7 miles
Manchester airport	69.5 miles
Liverpool airport	74.6 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.

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](https://www.ofcom.gov.uk/checker)

Services

Mains electricity and water. Nibe Airsource heat pump provides underfloor heating and hot water, 24 solar panels producing 8.9 KW with a 10 KW battery, 7KW Zappi myenergi EV charging point, Blauberg heat recovery system, 8KW Woodwarm multi fuel burning stove.

Drainage to a sole use septic tank located within the grounds.

Lancaster City Council – Council Tax band F

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins	Manchester (Picadilly)
2 hr, 30 mins	London (Euston)
2 hr, 17 mins	Edinburgh

Additionally, there is a branch line station at Carnforth providing connections to Barrow in Furness, Skipton and Leeds.

Directions

what3words ///electric.landscape.commuted

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: induction hob with downdraught extraction incorporated into the hob (pulls steam, smoke, and odors downward instead of upward), multi-function oven, combination steam oven, tall larder fridge and tall freezer, dishwasher, washing machine and tumble dryer (all Miele). Bang & Olufsen Beovision Harmony System with 76cm LG OLED TV. Bang & Olufsen music centre with pencil speakers. DVD player. Dining table, chairs and bar stools. For a full inventory, please ask the Agents.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Places to visit

Greenlands, Tewitfield – an open farm with play barn, café, farm shop and other destination shops as well as archery, quad biking, crazy golf and laser tag.

Both Lancaster and Kendal have historic buildings to visit, live theatre, cinemas and arts centres.

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall.

RSPB Leighton Moss and the Nature Reserves at Morecambe Bay, Warton Crag and Gait Barrows.

Sport and recreation

There is a wealth of outdoor pursuits available in the Lake District and Yorkshire Dales including sailing, climbing and caving.

Between them, Lancaster, Kendal, Carnforth and Kirkby Lonsdale have local cricket, football, tennis and rugby clubs.

Pool and gym at Pure Leisure Health and Fitness Centre, Borwick. Leisure centres at Kendal, Lancaster and Lancaster University Sports Centre (swimming, gym, climbing wall, tennis, badminton and squash facilities).

Tennis club and crown green bowling at Burton in Kendal.

Open water swimming and diving at Capernwray Diving Centre
Golf clubs at Casterton, Kirkby Lonsdale, Silverdale, Kendal, Carus Green, Grange-over-Sands, Morecambe and Lancaster

Places to eat

Informal dining, cafes and pubs

The Longlands Inn and Restaurant, Tewitfield (within walking distance along the tow path)

Archer's Farm, Red Bank Farm, Bolton le Sands

The Royal Oak, Burton in Kendal

The New Inn, Yealand Conyers

The Plough, Lupton

The Highwayman, Burrow

The Royal Hotel, Royal Barn, Avanti and Sun Inn amongst others, all in Kirkby Lonsdale

Levens Kitchen (and bakery), Levens

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster

L'Enclume and Rogan and Co, both in Cartmel

Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Great walks nearby

Straight from the door the owners recommend the towpath alongside Lancaster Canal, it's accessible at nearby Borwick Bridge, from here there are lovely walks in either direction. Head south towards Lancaster and stop off at the Longlands Inn for refreshments. There is a network of footpaths, bridleways and quiet lanes from the village offering a variety of routes for all the family. Further afield, and very much within day trip territory, the National Parks of the Lake District and Yorkshire Dales and the protected National Landscapes of the Forest of Bowland and coastal Arnsdale and Silverdale.

Fabulous promenades at Morecambe and Grange over Sands.

The Lune Valley Ramble, a relatively level route of 16.5 miles tracing the course of the Lune's lower reaches through some beautiful lowland countryside.

Schools

Primary

Over Kellet Wilson's Endowed CoE Primary School

Nether Kellet Community Primary School

Holme Primary School

Burton Morewood School

Arkholme CoE Primary School

St Mary's CoE Primary School, Kirkby Lonsdale

Carnforth Community Primary School, Our Lady of Lourdes

Catholic Primary School and Carnforth Christ Church CoE

Voluntary Aided Primary School, all in Carnforth

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale

Lancaster Royal Grammar School and Lancaster Girls' Grammar

School, Ripley St Thomas CoE Academy, Our Lady's Catholic

College, all in Lancaster

Carnforth High School

Sedbergh School (independent)

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

Myerscough College



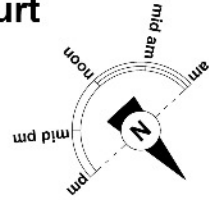
Sylvan Waters, 5 Borwick Court

Approximate Gross Internal Area

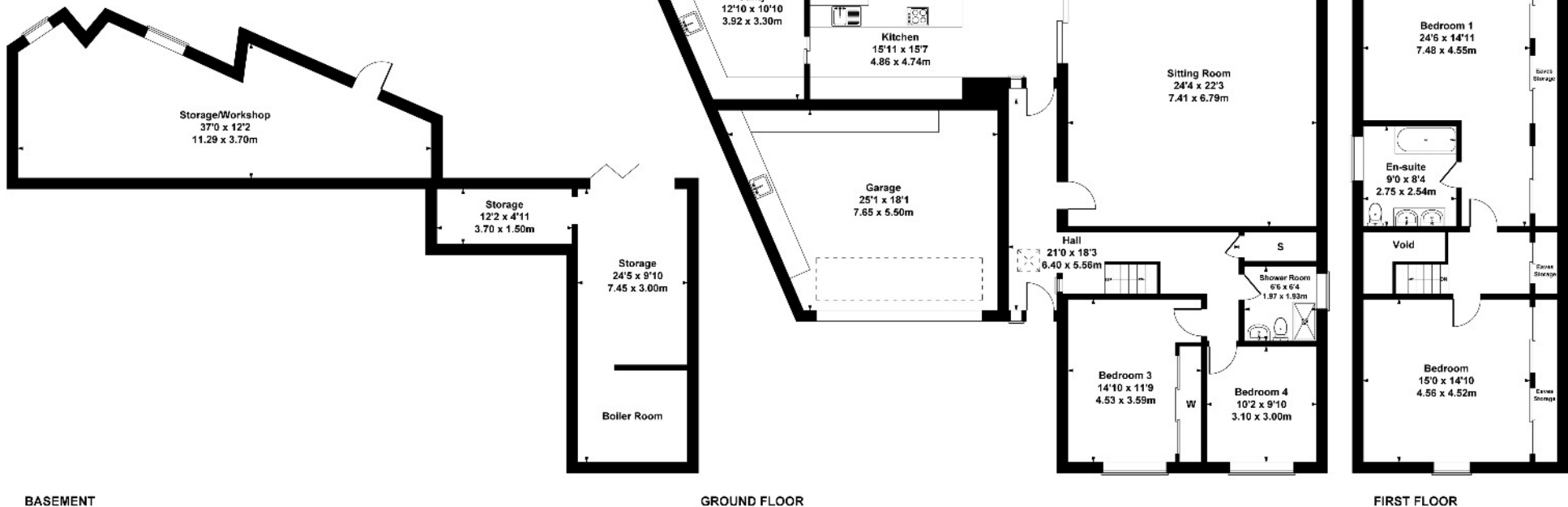
House : 2967 sq ft - 275 sq m

Garage : 377 sq ft - 35 sq m

Total : 3348 sq ft - 311 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



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. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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