

## 19 Main Street, Heysham, Morecambe, LA3 2RN



**£350,000**



Nestled in the very heart of Heysham Village, this enchanting Grade II listed cottage offers a truly special home, rich in history, charm, and character. Believed to date back to circa 1633, every room reflects its heritage, with an abundance of original features and timeless appeal throughout.

The sense of warmth begins in the inviting sitting room, where a striking stone fireplace with an inset log burner takes centre stage. Exposed beams, feature stone walls, and charming alcoves create a space that feels both characterful and welcoming.

This flows seamlessly into a cottage-style kitchen-diner, complete with its own stone fireplace and wood-burning stove. With crafted cabinetry, a combination of wood and stone flooring, and a range-style cooker, it's a space perfectly suited to cosy gatherings and everyday living.

A practical coat and boot room leads conveniently out to the garden, perfect for wet boots and muddy paws alike! Upstairs, three double bedrooms await, each as enchanting as the ground floor, along with a wonderful family bathroom complete with a claw-foot bath.

Outside, the generous rear garden enhances the sense of tranquillity, accompanied by a utility room, an attached kiln room, and a charming summerhouse, all with power and light.

This magical cottage sits within walking distance of the sweeping bay and the historic St Peter's Church, where breathtaking seascapes stretch out towards the distant Cumberland mountains.

Heysham Village also offers a welcoming local pub, useful amenities, and well-regarded primary and secondary schools. For commuters, the Bay Gateway provides swift access to the M6 and Lancaster City.

## Lounge



Double-glazed window to the front with wood shutters and single-glazed to the rear. Feature stone fireplace with an inset wood burner, Stripped wood flooring, Feature stone wall, original beams, stairs to the first floor with under storage, Period latch doors, radiator.

## Kitchen/Diner

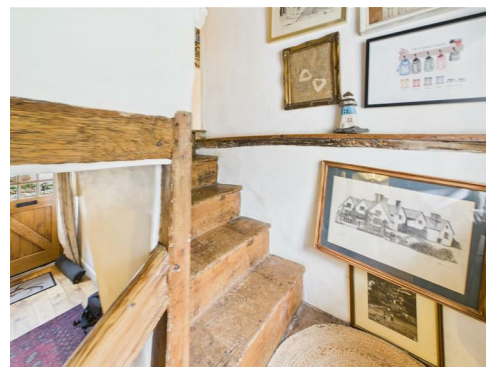


Dining area with double-glazed sash window to the front with wood shutters and window seat, stone fireplace with inset cream wood burner, cupboard housing the combi boiler, wood flooring, radiator and original beams. Kitchen with single-glazed window to the rear, crafted cabinets with complementary oak work surfaces, ceramic butler sink, Stoves range cooker with a six-ring gas hob and extractor hood, two electric ovens, stone flooring, original beams.

## Coat & Boot Room

Single-glazed window to the rear and door leading to the garden.

## First Floor



Single-glazed window to the rear, original beams, wood flooring, wood latch doors, access to the loft, which is not boarded.

## Bedroom One



Double-glazed window to the front, stone fireplace, built-in wardrobes, wood flooring and radiator.

## Bedroom Two



Double-glazed window to the front, wood flooring, radiator.

### Bedroom Three



Single-glazed window to the rear with wood shutters, feature stone wall, built-in cupboards, wood flooring, radiator.

### Bathroom



Single-glazed window to the rear with wood shutters, free-standing claw-foot bath with shower attachment, wash hand basin, wood flooring, extractor fan, radiator, W.C.

### Outside

A fully enclosed, private walled garden awaits, featuring a beautifully long lawn framed by mature trees and shrubs. It's an ideal play space for children, with raised flower beds adding colour and charm. You'll also find a handy water tap, a welcoming patio area, and access through to the kiln and utility rooms.

### Utility/Laundry Room

Window to the front, plumbing for washing machine, space for dryer, storage space.

### Summer House & Work shop

Summerhouse with power and light, which would make an ideal office for those working from home. A separate door to the rear leads to the workshop.

### Kiln Room



What a quirky space this is! Currently used as a kiln room for pottery and crafts, it features doors to both the front and rear, loft storage, and full power and lighting.

### Useful Information

Tenure Freehold  
Council Tax Band ( C ) £2,140  
Grade II Listed  
The rear of the property has had the old rendering removed and re-pointed with lime mortar.  
Roof and chimneys repaired.  
Gas has been added to the property with a new boiler and radiators.  
The whole house has been rewired with the addition of chrome switches.  
New bespoke front door and new double-glazed windows to the front.  
New kitchen and bathroom  
Original doors have been dipped.  
New ceilings throughout.  
New flooring in the lounge.  
Original stone floor relaid in the kitchen.  
Beams have been sandblasted and lintels exposed above the windows.  
Original fireplaces discovered and exposed.

Two log burners fitted.  
Landscaped rear garden.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (43-54) E                                   |  |                         |           |
| (31-42) F                                   |  |                         |           |
| (13-20) G                                   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) A                                                      |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (43-54) E                                                       |  |                         |           |
| (31-42) F                                                       |  |                         |           |
| (13-20) G                                                       |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

