

77 Hest Bank Lane, Hest Bank, Lancaster, LA2 6BS



£375,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Tucked away on a wonderfully sought-after road in the desirable village of Hest Bank, this charming detached true bungalow sits proudly on a generous plot, offering both immediate comfort and exciting future potential.

From the moment you step inside, the home reveals plenty of scope for improvement and personalisation. A spacious hallway with wood flooring, built-in storage cupboards and a wood store offers a strong starting point, showcasing character features that could be restored and enhanced throughout. The lounge provides a generous main living space, centred around a log-burning stove and enjoying views over the front garden, an ideal room to rework into a warm, inviting heart of the home.

To the rear, a quiet study overlooks the garden and offers potential for a dedicated home office or additional reception space. The kitchen and adjoining rear porch, which includes plumbing for a washing machine, present further opportunity for reconfiguration or modernisation. The bungalow offers flexible and well-proportioned accommodation, including double bedrooms, a bathroom and a separate WC, making it well-suited to buyers seeking a project with the scope to adapt, extend or reimagine to suit their needs.

One of the standout features is the substantial loft room, accessed via a sturdy pull-down ladder. This expansive space presents an exciting opportunity to create additional bedrooms, subject to the necessary planning permissions.

Outside, the property offers further scope for enhancement. There is a detached garage and off-road

parking, along with mature, established trees to the front that provide a sense of privacy and long-term character. The enclosed rear garden, which was previously heavily overgrown, has now been cleared and presents a blank canvas for landscaping and reconfiguration.

With its flexible layout, generous plot and highly regarded location, this bungalow presents an excellent opportunity for purchasers seeking a renovation project.

Entrance Hallway



Log store, wood flooring, four large storage cupboards (including a linen cupboard and pantry), radiator, and access to the loft room.

Lounge



Double-glazed window to the front, feature fireplace with an inset log burning stove, carpeted floor and radiator.

Study

Double-glazed windows to the rear and side, carpeted floor and radiator.

Kitchen



Double-glazed window to the rear, range of matching wall and base cabinets, composite sink, four plates, electric hob and extractor hood, electric oven and grill, wood flooring, radiator and door to rear porch.

Rear Porch

Door to the garden, tiled floor, plumbing for washing machine.

Bedroom One



Double-glazed window to the front, built in wardrobes, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Bathroom

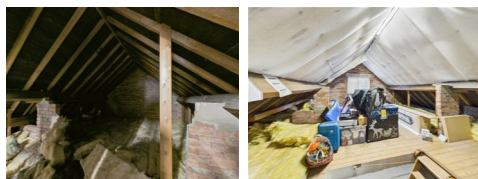


Double-glazed frosted window to the side, panelled bath with Mira electric shower, wash hand basin, heated towel rail, wood flooring.

W.C.

Double-glazed frosted window to the side, wood flooring, W.C.

Loft Room



Large loft room with excellent head height, offering potential to create additional rooms subject to any necessary consents. Accessed via a wooden ladder from the hallway. The space is partially boarded and benefits from some insulation, a Glow-worm condensing boiler, water cylinder, and a double-glazed window to the side.

Outside

The rear garden was previously heavily overgrown and woodland-like, but has since undergone a substantial clearance. This has transformed the space into a fully enclosed, practical garden, now laid mainly to lawn with a patio area, creating a usable and manageable outdoor space.

Garage

Up and over door, power and light.

Useful Information

Tenure Freehold

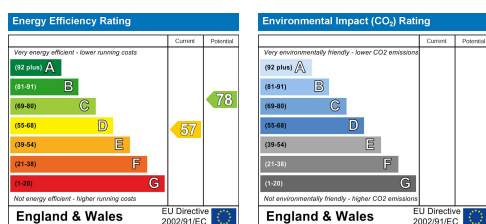
Council Tax Band (E) £2,943

Purchased at an attractive price, the current owners' circumstances have since changed, and they are no longer in a position to continue with the renovation project.

Central heating was installed, and a new boiler.

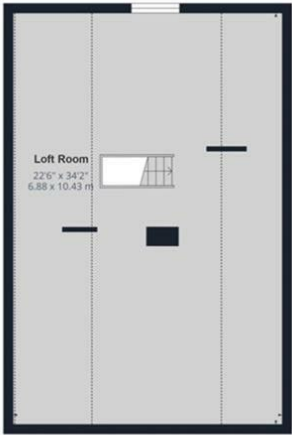
New wood-burning stove.

Gardens to the rear





Ground Floor



Floor 1

Approximate total area[®]

1631 ft²

151.5 m²

Reduced headroom

395 ft²

36.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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