

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



**£350,000**



Nestled in the very heart of Heysham Village sits this truly enchanting Grade II listed family cottage, a home that captivates from the very first step inside. Dating back to circa 1633, it is steeped in history, charm, and character, with every room offering its own magical touch.

The warm embrace of the cottage begins in the sitting room, where a magnificent stone fireplace with an inset log burner commands centre stage. Original beams, quirky alcoves, and feature stone walls create an atmosphere that feels both timeless and welcoming. This flows beautifully into the cottage-style kitchen-diner, home to its own stone fireplace with a smaller wood burner, crafted cabinetry, wood and stone floors, and a lovely range-effect cooker, a space designed for cosy gatherings and everyday comfort.

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 tone 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.

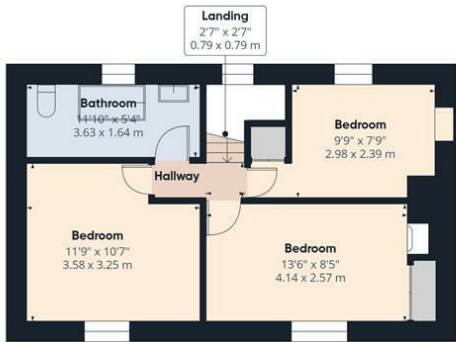
Two log burners fitted.  
Landscaped rear garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E		63	
(31-38) F			
(21-28) 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(21-28) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

800 ft<sup>2</sup>  
74.3 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(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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