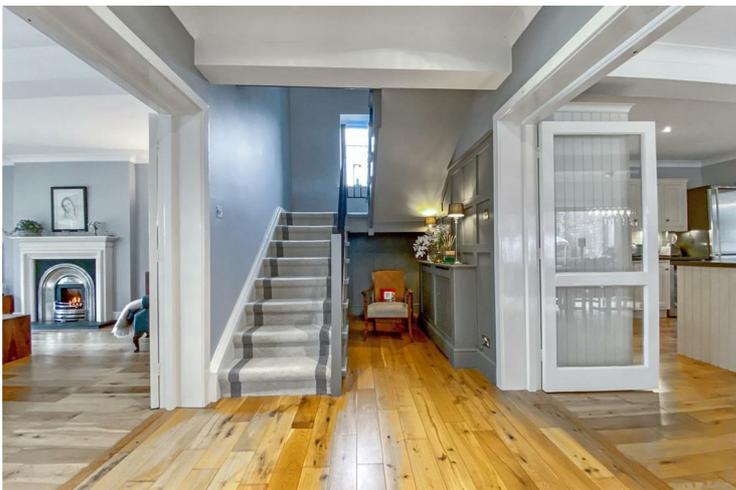


Coach House Ashworth Drive

Hest Bank, Lancaster, Lancashire, LA2 6EY

£500,000



Welcome to Coach House, a unique and contemporary former coach house. This is discreet living at its best. Enjoy perfect panoramic sea views from both levels of this deceptively spacious 4 bed home. Open plan living is designed for those that enjoy entertaining. Don't forget to check out the former gardener's cottage - now a work from home office!

A brief description

Discreetly set back, away from the road, Coach House is a fabulous, contemporary home. At first glance, you could easily be mistaken for thinking this home is small. Step inside and you truly discover what this home really offers.

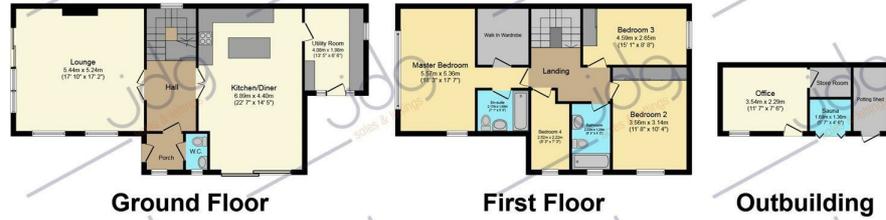
Originally built in the 1900s as a coach house to neighbouring Uplands, this stylish residence and the original gardener's cottage were converted into a family-sized home in 1974. Over the years it has been modified, creating the outstanding 4 bed detached home it is today.

As you explore this home, you'll find large rooms which have been designed to be very social with a focus on entertaining family and friends. The main lounge is large boasting space to house the largest of corner sofas and still have space to have a nook for reading.

The open plan design of the kitchen will suit those that love to cook. The classic design gives the home a timeless appeal.

Gardners Cottage is now a work from home office. There's an outdoor sauna and when you explore outside you'll find various areas to sit out and relax from the garden terrace, beautiful courtyard with the original Victorian setts paving and sunbathing balcony which offers magnificent bay views.

You don't want to miss this one!



Total floor area 177.0 sq. m. (1,905 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Key Features

- This deceptively spacious home was once the Coach House to Uplands
- 4 bedrooms (3 are spacious doubles)
- The master suite has a walk in dressing room, ensuite and fabulous balcony
- Entertain family and friends in the large kitchen diner
- Relax in the spacious lounge
- Enjoy the sunset views over the Bay from both the covered terrace or sunny balcony
- Gardners Cottage is perfect for home workers
- The home also has a sauna and outside shower
- Ample parking for several vehicles

Where is The Coach House?

Perfectly positioned, with outstanding Bay views, Coach House is an outstanding, contemporary home located on one of Hest Banks most prestigious streets. Live here and not only are you on a quiet, exclusive street of just 9 others homes, but you are also located directly across from Lancaster Canal. Every home on this Drive is unique and in the past 20 years, only 4 have ever come available for sale.

Live in Hest Bank and you are in one of Lancaster's most highly regarded locations. This upmarket, coastal village has lots to offer. There are lots of pleasing walks along the canal and also down to the shore. The village canal-side pub has always been popular and regular events and fitness classes are held at the Memorial Hall.

Families will be pleased to know that the village school scores good in its Ofsted report and there are school buses to nearby secondary schools including Dallam in Milnthorpe, Queen Elizabeth School in Kirkby Lonsdale and Lancaster Grammar Schools.





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Enter....

Turn on to Ashworth Drive, you'll soon see the stone nameplate for Coach House. As you approach up the long block paved driveway, cast your head to the left and take a moment to drink in the totally stunning bay view.

Head through the arch and into the private garden. You'll see gardeners cottage just ahead but for now, we'll step into the entrance porch that leads into the central hallway of this stunning home. Just set of the entrance is the ground floor WC - it is ideally positioned for both visiting guests or for those days when you are lazing in the garden.

You only get one chance to make a great first impression and this spacious, central hallway certainly does that. Glazed French doors fold back into both the main living area and also the diner kitchen. Solid wooden flooring flows through.

The ground floor living

Go through to the spacious lounge. This stunning lounge is beautifully presented in a palette of soft greys and white. A traditional living flame gas fire sits in a chromed Victorian-style fireplace creating a warming focal point. However, it is the stunning views from almost wall to wall sliding glass doors that really steal the show. Slide the doors open and step outside to your alfresco living area. This covered terrace creates for an outdoor lounge. And when you take a seat and admire that beautiful sea view, you'll understand why the current owners spend a lot of time sat here watching the sunset over Morecambe Bay.

Next is the kitchen diner, the hub of family life and home of many a party. When you see it you'll understand why. This classic inframe style is a timeless design and has all the mod cons, storage and food preparation space that a family could wish for. There's even space for a wine cooler! A large island unit sits centrally and there is the space for the largest of dining tables. Set just off the kitchen is a useful utility room. Large glazed doors slide open from the kitchen into the garden, revealing an outdoor dining area complete with pizza oven. This really is a home which has been designed to bring the outdoors in.

What we love though about this ground floor is the sheer amount of light and how the glass doors fold back allowing the spaces to become free-flowing and easily connected. It truly is a social home.

The first floor

Head back to the hallway and take the stairs up to the first floor. Take note of the turn of the staircase, the detailing in the carpet and how it is beautifully edged. The attention to detail in this home should not go unnoticed.....

The words well proportioned do not do this master bedroom justice. At first, you'll be drawn to the incredible view from this bedrooms balcony and the perfectly positioned sun loungers. Few homes have a bedroom like this where you can wake up to such beautiful views. However, after you tear your eyes away and look around, you'll realise just how spacious this suite really is. How many bedrooms can boast a sitting area large enough to a house a sofa? There's a walk-in dressing room with his and her sides. There is also a beautiful ensuite complete with a spa bath.

The first floor plays host to 3 other bedrooms. Two are generous sized double bedrooms, both have built-in wardrobes and both have attractive outlooks over the leafy neighbourhood. The 4th bedroom is a smaller double bedroom, or some might say a spacious single bedroom. A family bathroom complete with a 3piece suite in white (with a shower over the bath) serves these 3 bedrooms.

Gardeners Cottage - now an office, sauna and store

Standing in the walled garden is Gardeners Cottage, the former cottage for the gardener which served neighbouring Uplands. Now part of the Coach House, it has been converted to create a spacious home office and would suit someone who works from home or even somebody who works in the beauty/therapy business and has visiting clients.

It could, of course easily be a home gym. The choice is yours. Next is the double walk-in 3-person Clearlight Premium range infrared sauna (the garden even has an outdoor shower for when you have finished and need to cool off) and adjacent is a large storage area - perfect for gardening equipment or even bicycles.

What we like

I am in love with this house. The views alone are outstanding.

But this home is about more than view. The layout flows, the rooms are spacious. The attention to detail is superb.

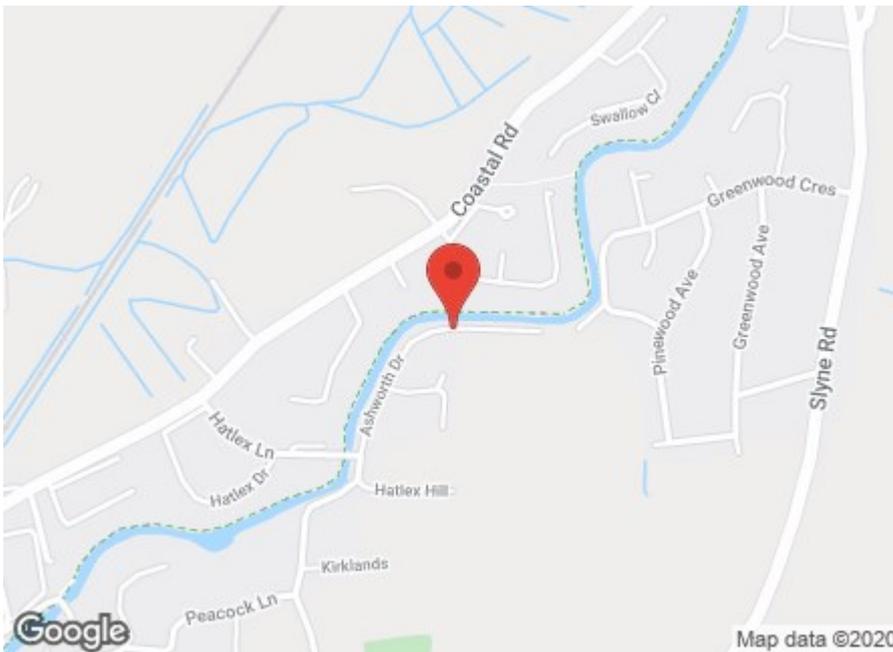
If I was moving, I'd be seriously tempted....



The gardens and driveway

Completely sheltered and surrounded by greenery, the gardens at Coach House have been designed for both relaxation and peace. The garden has a flow and cleverly a number of seating areas in which you can find your own quiet spot. The block paved driveway provides parking for several vehicles and even has an outstanding view in its own right.

To give you an idea, this home has "zoned" areas. You could....step out from the kitchen and enjoy breakfast on the patio with the original Victorian setts paving or come the evening step into the outdoor kitchen featuring an Italian built wood-fired oven with Elterwater slate countertop. Move to the sofa area and sit out with a morning coffee. On sunny days you may opt to sunbathe in privacy on the first-floor balcony, or on cooler evenings you may choose to sit on the covered terrace with a fire pit or heater to take the autumn evening chill off you. This is a home with views. It is surrounded by greenery. It is also very special.



Extra Information

- This home is a former coach house. It dates back to circa 1900
- In the 1970's it was first converted to a residential dwelling
- The current family have totally transformed the property into the stylish home it is today
- The property is fully double glazed throughout
- It is gas central heated. The gas combination boiler stands in the utility area
- Solid oak flooring flows through all the ground floor living rooms
- This home is council tax band E

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