



Middlefell

HEST BANK



MIDDLEFELL



Middlefell is a spacious and beautifully presented 5-bedroom detached home situated in the sought-after village of Hest Bank. This charming property boasts an array of attractive features, making it ideal for family living. Located on The Drive which is a private road, the residence offers an incredibly large amount of privacy.



 **lunevalley**
ESTATES.



Take a closer look...



Property Type:

Detached

Square Footage:

2000 sqft

Council Tax Band:

F

EPC Rating:

tbc

Tenure:

Freehold

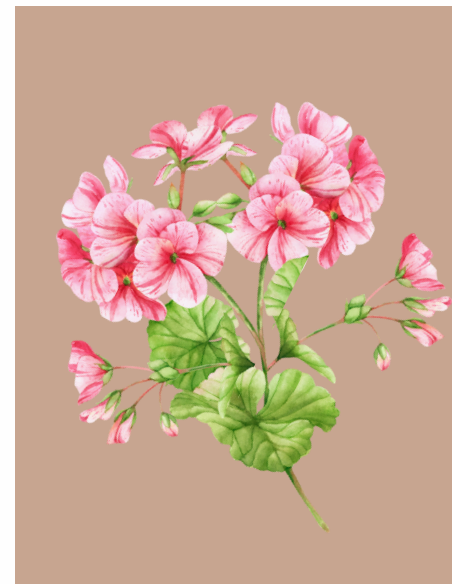
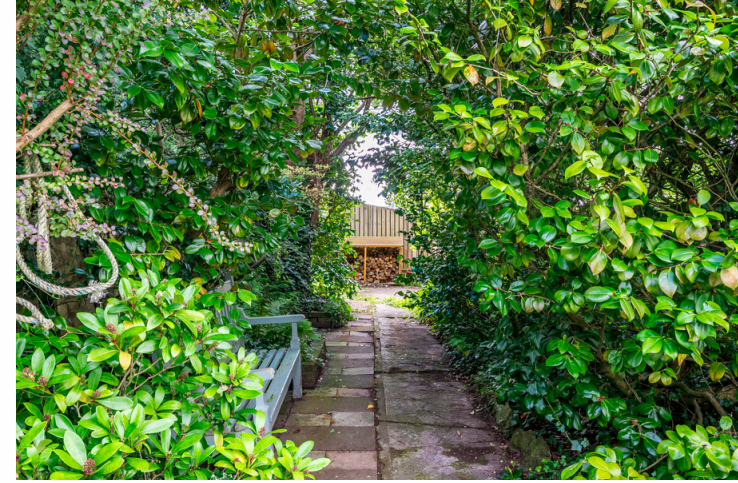
Why Hest Bank?



HEST BANK IS A CHARMING VILLAGE NESTLED IN THE SCENIC LUNE VALLEY, RENOWNED FOR ITS BREATHTAKING VIEWS OF MORECAMBE BAY AND ITS CLOSE PROXIMITY TO THE HISTORIC CITY OF LANCASTER. THIS DESIRABLE AREA OFFERS A TRANQUIL, RURAL ATMOSPHERE WHILE PROVIDING ALL THE MODERN CONVENIENCES NEEDED FOR COMFORTABLE LIVING. FAMILIES AND PROFESSIONALS ALIKE ARE DRAWN TO HEST BANK FOR ITS EXCELLENT SCHOOLS, WELL-MAINTAINED LOCAL AMENITIES, AND SUPERB TRANSPORT LINKS, INCLUDING NEARBY TRAIN STATIONS AND EASY ACCESS TO THE M6 MOTORWAY. THE VILLAGE BOASTS A WEALTH OF RECREATIONAL ACTIVITIES, SUCH AS PICTURESQUE WALKS ALONG THE LANCASTER CANAL, WHICH MEANDERS THROUGH THE HEART OF THE COASTAL COMMUNITY, AND A VARIETY OF OUTDOOR PURSUITS IN THE SURROUNDING COUNTRYSIDE. HEST BANK IS STEEPED IN HISTORY, ADDING A LAYER OF CULTURAL RICHNESS TO ITS NATURAL BEAUTY. THE STRONG SENSE OF COMMUNITY IS EVIDENT THROUGH THE NUMEROUS LOCAL EVENTS AND GATHERINGS WHICH BRING RESIDENTS TOGETHER THROUGHOUT THE YEAR. THE VILLAGE SEAMLESSLY BLENDS THE CHARM OF COUNTRYSIDE LIVING WITH THE BENEFITS OF MODERN ACCESSIBILITY, MAKING IT AN IDEAL LOCATION FOR THOSE SEEKING A PEACEFUL YET CONNECTED LIFESTYLE. WITH ITS COMBINATION OF SCENIC LANDSCAPES, HISTORICAL ALLURE, AND CONTEMPORARY CONVENIENCES, HEST BANK TRULY OFFERS THE BEST OF BOTH WORLDS.

Hest Bank Village







PARKING



GARDEN



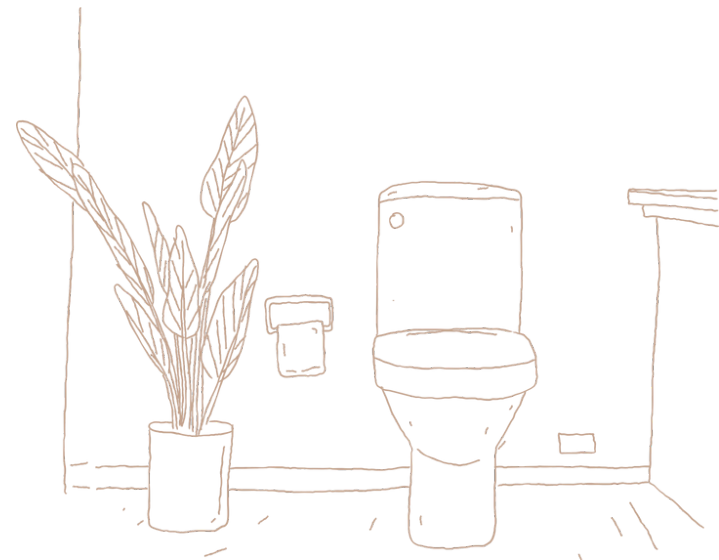
The outside space is a true highlight of this property. Set on an impressive plot, the huge garden features a large lawn, a patio area for outdoor entertaining, and even an allotment space for those with green fingers. There is off street parking available with plenty of space for vehicles. There is also a massive opportunity to introduce a large Garage subject to permissions



Zzz... 9000







WHERE CAN I FIND...



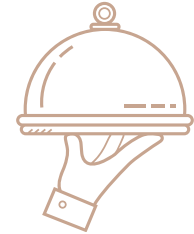
The Closest School?

St Lukes Slyne Primary School is just 0.4 miles away.



The Local Shop?

Slyne-With-Hest Village Stores is just 0.6 miles from your doorstep.



A Delicious Meal?

The Cross Keys and it's fabulous menu awaits you, only 0.9 miles away.



Somewhere Nice to Walk the Dog?

The Shore at Hest Bank with its stunning sea front walk is just 0.4 miles from your home.



A Refreshing Pint?

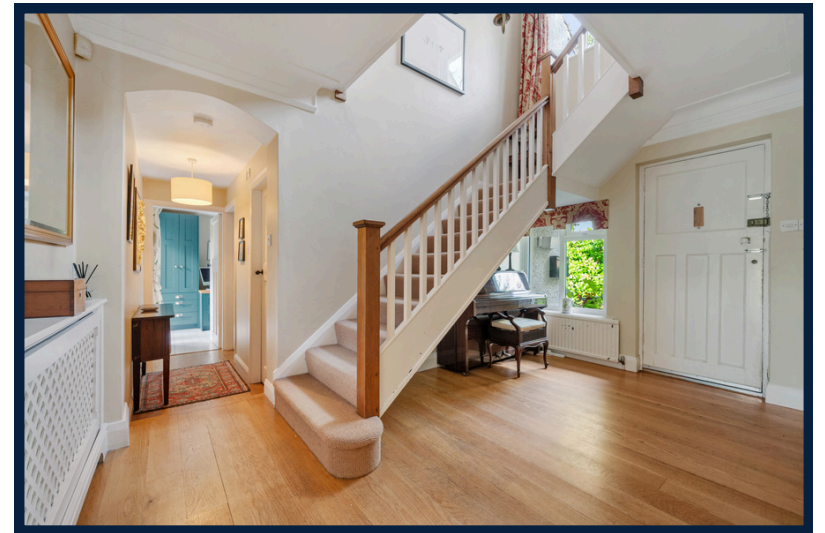
The Hest Bank is just 0.1 miles away, you could be back home in under 5 minutes!

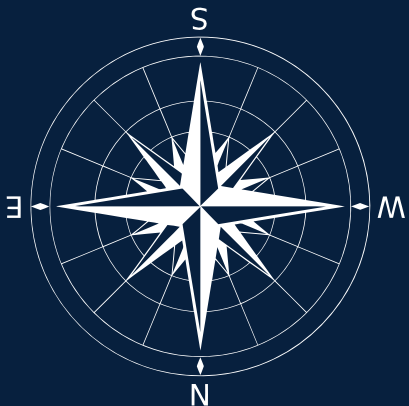
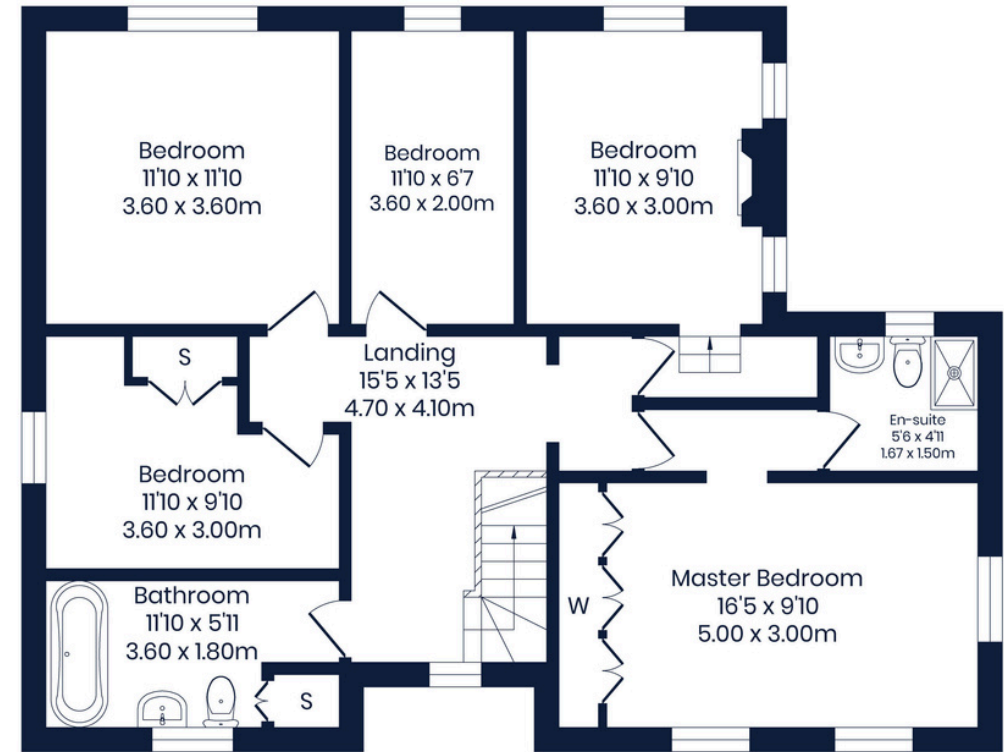
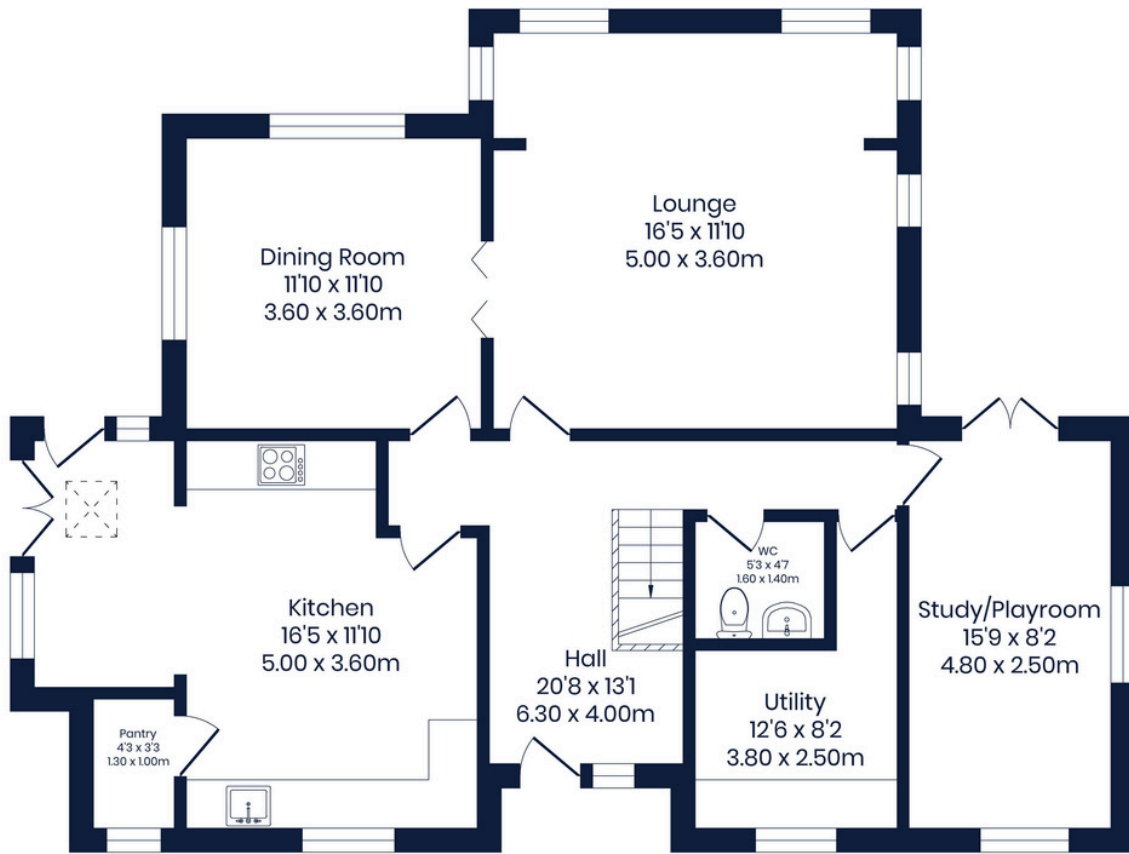


Your Local Property Experts?

Our office is a 12 minute drive away - pop in to say hello, anytime!







Total Floor Area: 2000 sq.ft (185.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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