



WINDYRIDGE

8 Wallings Lane, Silverdale, Carnforth, Lancashire, LA5 0RZ

An outstanding detached Edwardian house of substantial proportions occupying a superb elevated position set in 1.5 acres of beautiful gardens and grounds with stunning sea views.

~ Three Reception Rooms ~ Dining Kitchen ~ Utility ~ Six Bedrooms ~
~ Two En-Suite Shower Rooms ~ Family Bathroom ~ Study ~ Garage ~

£925,000





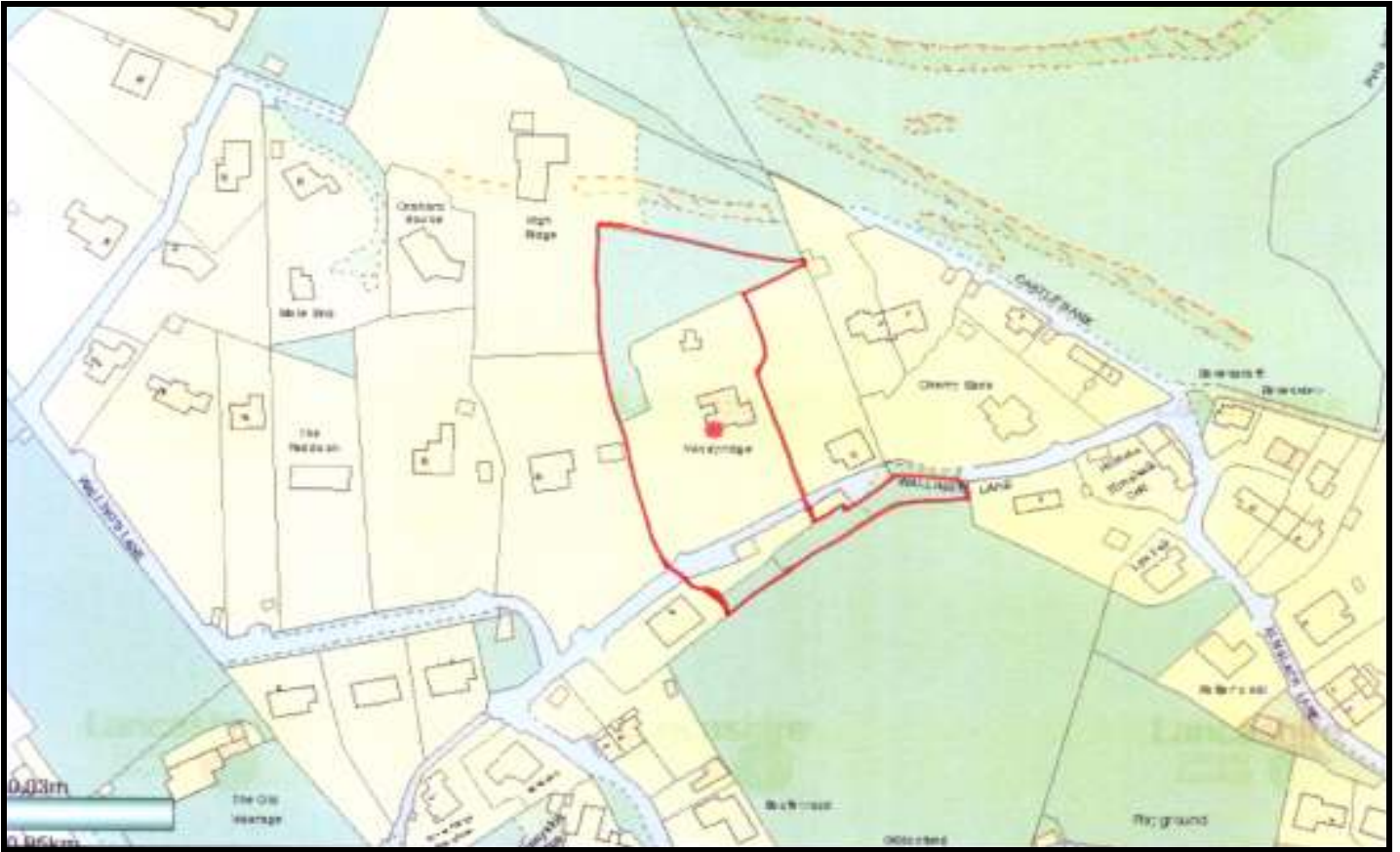
Windyridge is an outstanding detached Edwardian house, beautifully designed in the Arts and Crafts tradition, occupying an elevated position with stunning panoramic views across Silverdale towards the sea and the Bowland hills.

The property was previously owned by the famous author William Riley [1866 – 1961] who lived at Windyridge from the 1920's for about thirty years. William Riley wrote thirty-five books including his first novel, "Windyridge" which sold over 300,000 copies.

Windyridge offers exceptionally spacious and well proportioned accommodation which has been considerably upgraded and improved by the present owners to create a superbly presented home of style and character, ideal for family living.

The house is set in beautifully laid out landscaped gardens and grounds extending to around 1.5 acres which are a particular feature of the property. A sweeping driveway leads to a parking area and there is a substantial detached double garage with additional parking to the front.

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- **Porch; Reception Hall**
 - **Lounge**
 - **Sitting Room**
 - **Morning Room**
 - **Impressive Dining Kitchen**
 - **Utility Room**
 - **Cloakroom/W.C**
 - **Boot Room**
 - **Master Bedroom with en-suite Shower Room/W.C**
 - **Guest Bedroom Suite with Shower Room and Walk-in Wardrobe**
 - **Four further Bedrooms**
 - **Study**
 - **Family Bathroom**
 - **Gas fired central heating**
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LOCATION

The property is situated in a private and much sought after area on the periphery of Silverdale overlooking a field and backing onto wooded grounds and yet it is conveniently placed within easy reach of the village centre.

Silverdale is a very attractive coastal village renowned for its Areas of Outstanding Natural Beauty and peaceful location. The village has a thriving community and amenities include shops, a post office, a primary school, a restaurant, a golf course, church and railway station. Local attractions include the bird reserve at Leighton Moss, the Lancashire Coastal Way and many delightful walks through National Trust owned woodland and along the sea shore.

Silverdale is tucked away on the coastal perimeter of Lancashire with good access to Kendal, Lancaster, Carnforth, the Lake District and junctions 35 and 36 of the M6 motorway.

DIRECTIONS

From the centre of Silverdale [Emesgate Lane] head north through the village passing St John's Primary School. Take the next left into Cove Road. Take the third turning on the right into Wallings Lane. Follow the road taking a sharp right and then continue straight ahead where the lane turns sharp left. Follow the unmade lane and the property will be found on the left.





The Accommodation Briefly Comprises:
[all measurements are approximate]

ENCLOSED PORCH: 1.86m x 1.60m (6'1" x 5'3")
 Wood panelling to walls. Quarry tiled floor. Part glazed, lead light front door.

RECEPTION HALL: 4.23m x 3.80m [overall] (13'11" x 12'6")
 A spacious hallway with a fine dog leg staircase and quarry tiled floor. Plate display shelving. Part glazed lead light door to the porch. Good sized understairs cupboard with a diamond window and a quarry tiled floor.

LOUNGE: 5.95m x 4.15m (19'6" x 13'7")
 An elegant dual aspect room featuring a deep bay window and a contemporary fireplace with log burning stove.

SITTING ROOM: 5.40m [max] x 4.55m (17'9" x 14'11")
 A comfortable, dual aspect room with a deep bay window and a modern fireplace with log burning stove. Open way with glazed panelled doors leading to kitchen.

DINING KITCHEN: 6.37m x 6.50m (20'11" x 21'4")
 A stunning kitchen fitted with an extensive range of stylish built-in units with black granite, illuminated work surfaces. Sink with waste disposal. Four oven Aga gas fired stove. Range of built-in appliances comprising two dishwashers, a combination oven, a refrigerator and freezer. Part tiled walls. Polished black granite tiled floor. Feature glass lantern skylight. Built-in bookcase. Spot lighting. Entrance door.

REAR ENTRANCE HALL: 2.02m x 1.25m (6'8" x 4'1")
 Polished granite tiled floor. Part glazed entrance door

UTILITY ROOM: 2.97m x 2.01m (9'9" x 6'7")
 Built-in base cupboards and drawers. Work surface. Stainless steel sink. Plumbing for washing machine. Polished granite floor.

BOILER ROOM: 1.67m x 0.82m (5'6" x 2'8")
 Vaillant gas fired central heating boiler. Polished granite floor.

CLOAKROOM: 1.69m x 0.85m (5'7" x 2'9")
 Wash hand basin and w.c. Polished granite floor.

MORNING ROOM: 4.65m x 3.47m (15'3" x 11'5")
 A cosy, warm room featuring a triangular end bay window and a fireplace with continental style wood burning stove. Original stripped pine fittings comprising two storage cupboards and a chest of drawers. Wood block floor with perimeter quarry tiling. Built-in bookcase.

BOOT ROOM: 2.73m x 1.90m (8'11" x 6'3")
 A useful room with direct access to the garden. Quarry tiled floor. Shelving. Part glazed entrance door.

FIRST FLOOR

GALLERIED LANDING: A spacious landing with a spectacular tall window overlooking the stairwell. Picture rail. Display niche to the half landing. Access to the loft.



BEDROOM NO.1: 5.93m x 4.16m (19'5" x 13'8") Bay window to front. Cast iron decorative fireplace. Picture rail.

BEDROOM NO.4: 4.19m x 3.34m (13'9" x 10'11") Good range of built-in furniture comprising wardrobes, chests of drawers, a dressing table and bedside pedestals. Picture rail.

EN-SUITE SHOWER ROOM: 2.60m x 1.86m (8'6" x 6'1") Beautifully finished in marble floor and wall tiling this wet shower room is newly fitted with a wash hand basin and w.c. together with a chrome ladder towel radiator and spot lighting. Underfloor heating.

BEDROOM NO.5: 2.92m x 2.09m (9'7" x 6'10")

BEDROOM NO.2: 4.17m x 3.59m (13'8" x 11'9") A delightful guest bedroom suite with a French door set into an archway leading out onto a stone paved and balustraded balcony overlooking the rear garden.

BEDROOM NO.6: 2.55m x 2.51m (8'4" x 8'3")

EN-SUITE SHOWER ROOM: 2.40m x 1.66m (7'10" x 5'5") A superbly finished facility with marble tiled walls and a marble tiled floor with underfloor heating. Shower cubicle with body jet shower. Contemporary style wash hand basin and w.c. Display niches. Mirror. Chrome ladder central heating towel radiator.

BATHROOM: 2.49m x 1.94m (8'2" x 6'4") A luxuriously appointed bathroom fitted with a suite in white comprising a p-shaped bath, with shower and screen, wash hand basin and w.c. Tiled walls and floor. Chrome ladder towel radiator.

DRESSING ROOM: 1.70m x 1.51m (5'7" x 4'11")

BEDROOM NO.3: 5.40m [max] x 4.55m (17'9" x 14'11") Splayed bay window to front. Feature diamond window to side. Ornate fireplace.

STUDY: 2.43m x 1.68m (8'0" x 5'6") Featuring a diamond window and a good range of built-in furniture comprising wall shelves, a desk and a storage cupboard.





GARDENS AND GROUNDS

A winding tarmacadam driveway sweeps up the front garden to a wide parking area with space for several motor vehicles.

The house is set in an extensive plot of around 1.5 acres. In front of the house is a large, beautifully laid out garden with lawned terraced, stone walled herbaceous flowerbeds stocked with an interesting array of perennials, shrubs and trees, and attractive stone and gravelled pathways.

To the left-hand side of the house is a garden with a beautiful copse of mature Scots Pine trees. There is a further lawned garden to the right-hand side of the house.

To the rear there are interesting outcrops and escarpments of limestone which include a small cave. Beyond these is a further walled garden with trees and shrubs. This area has good potential for the creation of a formal garden, an orchard or for growing vegetables.

Beyond the front garden and to the rear of the garage is a lawned garden. Adjacent to this is a split level kitchen garden, with vegetable plots and an orchard.

GARAGE

A substantial stone built double garage with a pitched slate roof and folding timber doors. Concrete floor. To the front of the garage is a hard standing with space for the parking of further motor vehicles.





TENURE

Freehold

SERVICES

Mains electricity and water supply. Mains gas. Septic tank drainage. Gas central heating. Electric heating to ground floor.

COUNCIL TAX

Band 'G'

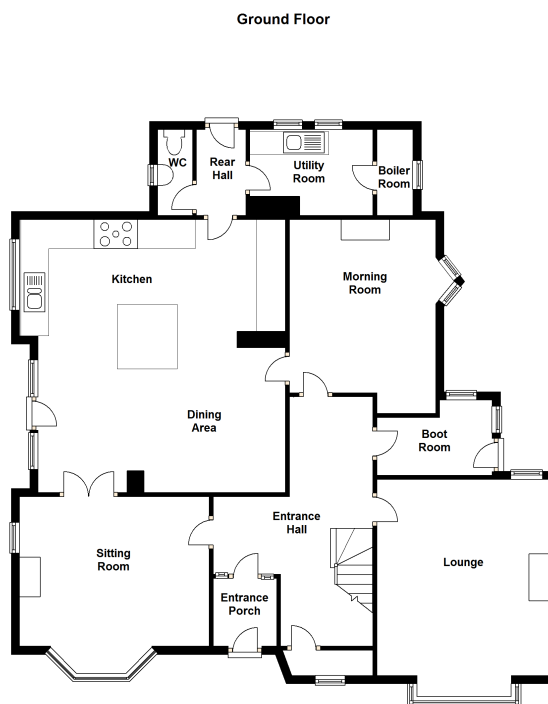
LOCAL AUTHORITY

Lancaster City Council: 01524 582000

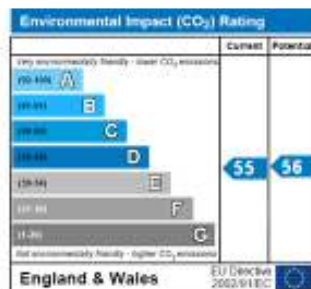
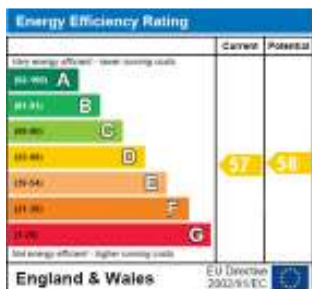
VIEWING

Strictly by appointment through our Kendal Office.





ENERGY PERFORMANCE GRAPHS



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