



4 Summerfield Drive  
Slyne | Lancaster | Lancashire | LA2 6AQ

FINE & COUNTRY

4 SUMMERFIELD DRIVE

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Oriskany Park



A fantastic opportunity to acquire a detached family home complete with a one bed annexe and an approximate 1.6 acre field with stables, in one of the areas most popular villages. Situated along a private residential road on the outskirts of Hest Bank, 4 Summerfield Drive enjoys a quiet and tranquil location offering stunning views over to Morecambe Bay and across the fields to the distant hills of the Forest of Bowland. Believed to have been built in the 1930s and now in the same ownership for nearly 30 years, the property is a true hidden gem. The main house presents three reception rooms, large breakfast kitchen, three bedrooms, two ensuites, a family bathroom and a second floor study area. The adjoining annexe can be accessed internally yet also benefits from its' own private entrance. This sizable secondary accommodation includes a kitchen and generous reception space complete with a sun room. There is a double bedroom to the first floor along with an ensuite shower room. This is the perfect space for those with dependant relatives or families with older children looking for some independence. The grounds of 4 Summerfield Drive are a peaceful haven of well manicured lawns to both the front and rear, enclosed with immaculate shrubbery borders. To the rear, the garden provides gated access into the adjoining 1.6 acre paddock with stables to include 1 bay, tack room and feed store. The field also has vehicle access via Summerfield Drive.



Located along a private drive on the outskirts of the village, this property is ideal for families. It is just a short stroll to the popular local primary school as well as to some lovely walks leading through fields to the canal. Hest Bank is certainly a family orientated village with an active community offering something for all ages. The village hall offers a range of activities and classes and also hosts the well regarded preschool. For children of secondary age, there are well connected bus routes to the local secondary schools, including those of Lancaster, Kirkby Lonsdale and Dallam. The large green in the village offers a playground, tennis courts and bowling green. There is also a post office, village shop, pharmacy and selection of pubs. Access to both the M6 and Lancaster City Centre is easily accessible either along the A6 or the Bay Gateway which also provides easy access to Morecambe and Heysham with only a 30 minute drive to Windermere; you really are in a great location for commuting and exploring. A selection of further amenities including a doctors, pharmacy and supermarkets can be found in Bolton-Le-Sands and Carnforth, just a short drive away.





The entrance to the private drive of 4 Summerfield Drive is set within tall green hedges, leading right up to the property. The property is set on an elevated plot looking out over the pristine front garden. The elevated position of the plot allows for views from the front of the property stretching out over the countryside to Morecambe Bay. From the entrance porch you open into the entrance hall which benefits from high ceilings and provides access to a useful understairs storage cupboard. The living room offers generous proportions and again enjoys high ceilings and period features to include a dado rail, deep coving, a ceiling rose and grand marble surround housing a gas fire. The tall bay window affords sea views over the garden and allows for plenty of natural light. The second reception room is the formal dining room that again features a large bay window with french doors opening onto the rear patio. This time the view is of the pristine rear garden to the paddock and rolling countryside beyond. There is space for formal dining furniture and an open hearth plumbed for a gas fire within an in keeping surround. The kitchen is a homely space filled with natural sunlight. It offers a range of storage units and a fitted breakfast seating area for a more informal dining setting. There is a dual fuel Rangemaster cooker with a gas hob set within a tiled inglenook along with an integrated fridge, freezer, microwave and dishwasher. Continuing through there is a back kitchen area ideal for prepping and offering great additional storage. From here there is access into a WC and into the sun lounge. The sun lounge is a lovely, sun filled space from which you can relax and take in the beautiful garden aspect, with a view that stretches out across the fields glimpsing the distant hills of the Forest of Bowland

The stairs lead up from the entrance hall to the first floor landing where there is access to an under stairs storage cupboard. There are a total of three bedrooms which consist of a well proportioned single bedroom with front sea views and two large double bedrooms, both with ensuite shower rooms. One with sea views to the front and one overlooking the countryside to the rear. Either of these rooms would make a great option for a master bedroom with both including fitted wardrobes. The family bathroom comprises a fitted bath with a separate shower cubicle housing a Mira electric shower. Accessed from the family bathroom there is also a good sized laundry room where there is space and plumbing for a washing machine and dryer along with additional storage units. To the second floor, the loft has been converted to create a sizeable study area that affords some of the greatest views stretching over the rear across the countryside to Lancaster City.



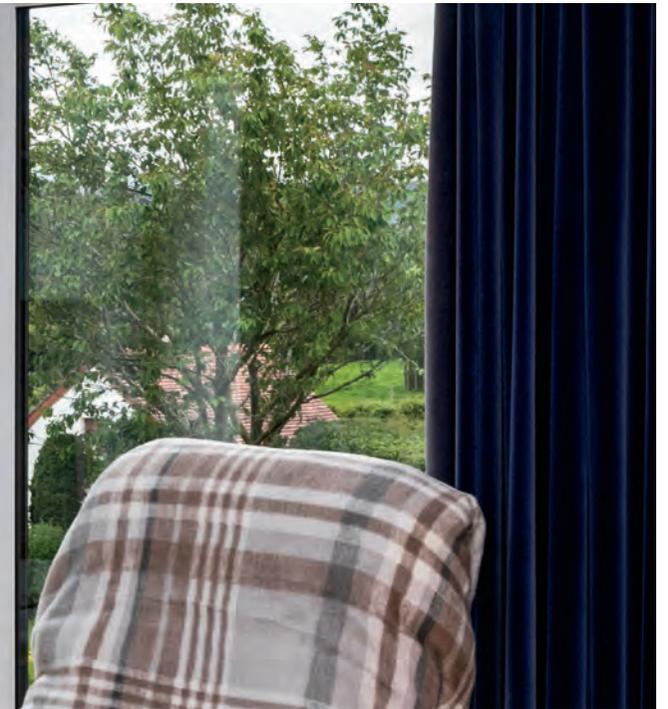
















The annexe can be accessed internally from the back kitchen of the main house. Externally, it enjoys private access into its own entrance porch from the front drive so this is ideal for dependant relatives still looking to enjoy some independence. The entrance hall offers access to a ground floor WC and a cloak cupboard. The kitchen is well proportioned to include a range of wall, drawer and base units. Appliances include an oven and grill, four ring gas hob, integrated dishwasher, fridge and freezer. There is also space for a washing machine and tumble dryer. The living room is spacious and filled with natural light. There is a lovely mock sandstone fire surround with an electric fire. The living room offers space for a reception area along with dining furniture. To the end there is a beautiful sun lounge area with large windows looking directly out across the paddock, neighbouring deer park and fields beyond. From the sun lounge there is access to the rear garden and a small patio area.. Stairs lead up from the entrance hall to the spacious first floor landing. There is a lovely double bedroom affording further views over the rear and an ensuite shower room.







4 Summerfield Drive benefits from pristine gardens to both the front and rear. To the front, there is a neat lawn bounded by tall hedges with a decorative flagged patio to the top. The rear can be accessed via the side of the property where there are also two large internal stores. To the rear, there is a wonderful patio with space for alfresco dining furniture and lovely seating area overlooking the field. The lawn is neatly maintained with a central alpine rockery garden and an array of vibrant shrubbery. The adjoining approximate 1.6 acre paddock is perfect for those with equestrian interests and it includes a brick built stables with one horse bay, tack room and a feed room. The paddock can be accessed on foot from the garden and for vehicles there is access along a gated track from Summerfield Drive. The private drive of the property affords ample parking with additional parking at the bottom of the drive.





Directions: Travelling along the A6 from the Lancaster direction, follow signs into Slyne with Hest to join Hest Bank Lane. At the crossroads turn left onto Hasty Brow Road then take your first left up to Summerfield Drive.

Services: Mains water, Private Septic tank drainage (Located in the paddock). Gas Central heating.

Tenure: Freehold

Council Tax Band: F

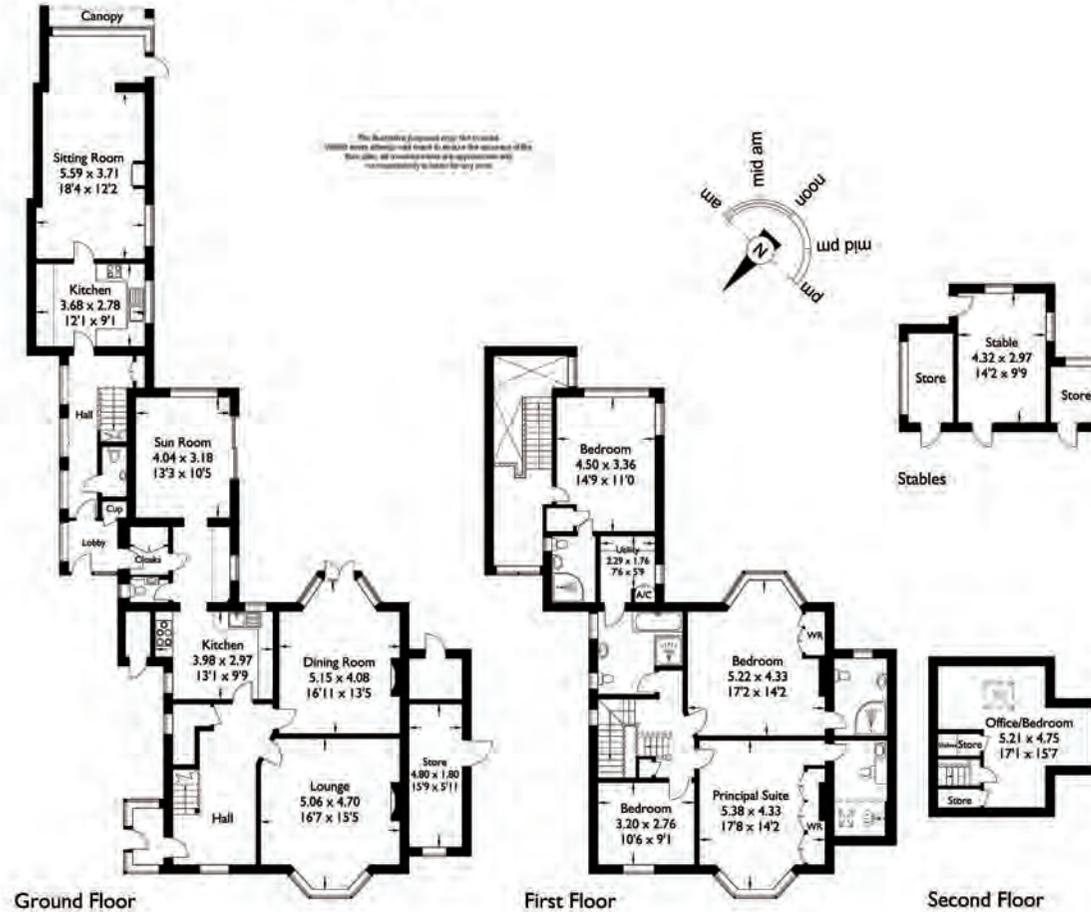


# 4 Summerfield Drive

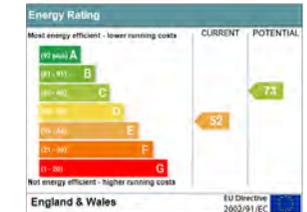
Approximate Gross Internal Area : 303.82 sq m / 3270.29 sq ft

Stables : 21.40 sq m / 230.34 sq ft

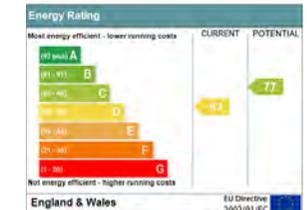
Total : 325.22 sq m / 3500.63 sq ft



## Main House



## Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.06.2021





# FINE & COUNTRY

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