



Stone Top Barn  
Over Wyresdale | Lancaster | Lancashire | LA2 9DL





STONE TOP BARN

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## Welcome to Stone Top Barn, Trough Road, Scorton, Lancaster, LA2 9DL

Great thought and attention to detail has been poured into every element of this stunning barn conversion. Externally, the honey and golden tones of the sandstone glows and seems to reflect the sun, window cills and lintels are dressed sandstone and the roof is slated which is echoed in the choice of dark anthracite grey paint for the joiner made hardwood windows and doors.

Cool, calm and contemporary, this is one sleek and stylish interior. To make the opportunity even sweeter and possibly appeal to those seeking an entire lifestyle change or possibly a second home purchase; all of the contents are available by separate negotiation.

Internally, the main draw is the fabulous open plan living area, the space transitioning seamlessly for cooking, eating and relaxing. Also on the ground floor is a wet room and utility room. To the first floor is a luxuriously appointed principle bedroom with bath and shower room, two further double bedrooms and a shower room.

There is a vast amount of untapped potential in the outside space with an exceptionally generous garden offering landscaping potential for the green fingered buyer, a huge amount of parking and a modern barn which is currently used as workshop, garage and for hobbies but subject to planning permission offers additional development potential.

A beautifully finished barn conversion, a garden and building full of potential, an accessible country location – this is a choice property worthy of further exploration to better understand the options on offer.

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“ We were looking for a development project, whether that was a new build or a barn to convert, we were open minded. We came across this barn and felt that not only would the finished house be perfect for us in terms of size (not too large, not too small) but the plot was massive, the parking was extensive and there was a huge modern barn with it. This offered space initially for us to have a workshop and storage space whilst we converted the barn, but in time we thought it offered additional development potential and that really appealed and gave us options in the long term.”













## Location

We had no fixed idea as to location and could be fairly flexible. When we first viewed this barn, we were struck by how easy it was to get here from the motorway and yet how quickly we were out in the countryside.

We get some lovely sunsets from the house and also the garden. From our bedroom the view is so wide and open, we can even see the sea.

As keen cyclists the AONB offered immediate access to some stunning open countryside. It's been wonderful being able to explore it right from the door."



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“ It's a lovely quiet location, but we have the advantage of being on the doorstep of the city. The children have been able to cycle in the cul-de-sac which is something we remember from our own childhood, but you don't often get these days. It's a lovely neighbourhood; everyone is very friendly and considerate of others.”













## Step inside

A stylish and glamorous conversion, there's nothing rustic about Stone Top Barn. Sophisticated clean lines, polished surfaces and bespoke light fittings that sparkle. The combination of a host of on trend and contemporary design choices positively shines.

The individual LED light fittings verge on works of art in their own right, they demand attention and are an absolute treat to behold. Tiling throughout is from Roccia of Preston and sockets are black as are the sleek soft touch light switches.

The main attraction is the wonderful open plan living space; a breathtaking achievement possessing an absolute WOW factor.



Kitchen at one end, punctuated from the dining area by an island unit which is then slightly distinct from the seating area by the stairs and subtle change in floor level with a step down. The effect is one big space, but in reality there are defined areas. To the front elevation is a wooden pivot door, graceful in its opening to the front seating terrace with steps down to the drive and front garden. On the opposite wall is a tall picture window including French windows leading to the rear yard. This central space is double height with a glass walkway crossing above and providing access to the bedrooms.

The kitchen is a vision of mainly monochrome, black and white fronted units complemented by large grey floor tiles (which continue throughout). The island unit includes a breakfast bar and houses an induction hob, the extractor fan above it is a piece of sculptural. Appliances comprise two Fagar fan ovens, two Fagar combination microwave/ovens, DeDietrich dishwasher, larder fridge and tall freezer.

The steel central spine staircase has oak treads and a glass and chrome balustrade which enables the room to retain its open plan aesthetics. A substantial oak step leads down to the seating area which enjoys windows to three sides where a futuristic



suspended fire hangs, powered by ethanol it emits 3kw and provides a great central focal point for the whole room.

Supporting the open plan living space is a utility room with navy blue painted cabinet doors, Silestone worktops in white with a grey vein, integral Samsung Quick Drive Ecobubble washing machine. A pocket sliding door opens to the wet room, itself a haven of stylish monochrome with a loo, wash basin and shower area.

Rising to the first floor the landing forms a bridge across the double height central section of the barn. Well lit from the skylights above, it is a vast, open, light filled space, further enhanced by the glass balustrade, the only hint that we're in a barn conversion being the one wall of exposed stonework.

The principle bedroom is the epitome of style and glamour. With a far reaching view reaching the coast. the ceiling rises dramatically to the apex, the floor is tiled and there's a built in wardrobe. But that's not the story. The story is the free standing elliptical bath in the bedroom, the half height partition that forms a headboard which divides room in two. Behind the partition are two separate WCs, no arguing, there's one each! A fabulous, double ended twin shower each side having both rainfall and hand held headsssss and a vanity consul with twin wash basins. Black and gold fittings add a touch of opulence.

The principle bedroom suite is supported by two double bedrooms which have laminate flooring with a grey colour washed floorboard design. These bedrooms have use of the house shower room. Blue rectangular tiles made a strong statement as does the teardrop design shower head and matching mixer tap over the wash bowl on the cabinet.

All three bedrooms and the sitting room have concealed cables, power and wall hung brackets for TVs. As well as traditional windows all three bedrooms also have conservation style skylights ensuring the rooms are light filled.

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“ The big open plan living space is our favourite; it's just a great place to be. It's cosy when there's just two of us, especially with the fire lit and the lamps on, but it easily accommodates a houseful and we've had some great parties here; we hosted a family wedding here during the break in lockdowns and had a bar set up outside in the carport. It was a fine day and we had all the doors open so guests were able to wander inside and out, it just really worked as a venue to the extent that we were asked if we'd take bookings!”



















## Step outside

Set into stone pillars topped with stone finials with sections of walling either side, electric gates open to a private gravel drive, edged by stone sets and kerb stones. The drive swings round the house and leads to the former farm yard which offers a huge amount of parking; cars, vans, boats, campers or caravans, you will not be short of space.

To the rear of the house is the large modern barn (a former cattle shed), with double opening doors for vehicular access and a pedestrian door, there is easy access. Steel framed, block built lower elevations with slatted wooden planks above to allow natural ventilation, all with a concrete floor and under a sheeted roof with transparent panels for natural light. There is power, electric light and water. A corner is partitioned off to form a cloakroom with loo, wash basin and plumbing for a washing machine. This barn has been of constant value to the vendors. Whilst they were in the process of converting their home it was the centre of operations and now provides excellent hobbies space with a workshop and garaging.

There is a garage, stone built under a sheeted roof with light. Attached an open car port, block and stone built, also under a sheeted roof.

The large level lawn has hedging to the north, west and south and is open to the parking area. It would be great for children – ball games, trampolines, climbing frames and camping parties, it's all ready. It would also easily accommodate a marquee for life's celebrations.

Externally, there is lighting and taps installed to both the front and rear elevations for convenient watering of the garden.

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“ The front of the barn is south west facing, so it's sunny spot. We get the sun in the garden until around 9pm at the height of summer.

*We will miss the peace and quietness, it's a very relaxing place to be both inside and out in the garden. There's not much passing traffic on a daily basis.”*







## STONE TOP BARN

Approximate Gross Internal Area : 169.98 sq m / 1829.64 sq ft

Outbuilding : 321.35 sq m / 3458.98 sq ft

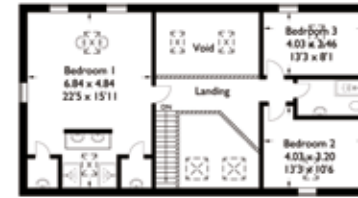
Total : 491.33 sq m / 5288.63 sq ft



Outbuilding

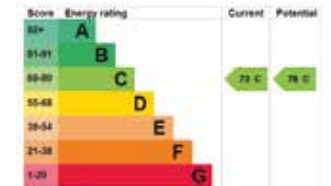


Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.



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 27.06.2023





# FURTHER INFORMATION

## *On the road*

Scorton	3.3 miles
M6 J33	4 miles
Lancaster	8 miles
Clitheroe	19.8 miles
Manchester airport	61 miles
Liverpool airport	66.6 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Schools*

### **Primary**

Scorton CoE Primary School, Scorton  
Cawthorne's Endowed Primary School,  
Abbeystead

### **Secondary**

Garstang Community Academy, Garstang  
Ripley St Thomas CoE Academy, Lancaster

## *Rail Journeys*

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Local Authority*

Lancaster City

## *Services*

Mains electricity (the barn has an independent supply).  
Air source central heating to an underfloor system throughout. Private drainage to a Harlequin treatment plant located in the front garden. Mains water shared with the farmhouse next door and then metered for Stone Top Barn's consumption.

Broadband - Full fibre broadband provided by B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

## *Directions*

what3words: ///rips.photocopy.icon

Use Sat Nav LA2 9DL with reference to the directions below:

Exit the M6 at J33 and take the A6 in a southerly direction. Almost immediately off the roundabout, turn left onto Hampson Lane, proceed over the motorway and at the T junction, turn right onto Chipping Road. At the crossroads (The Fleece Inn is ahead of you) proceed straight over, cross over the River Wyre and as the road bears right, carry straight on, signposted Trough of Bowland onto Trough Road. Stone Top Barn is further long on the left; it's a shared entrance, turn in and then immediately left, round the side of the barn to the extensive parking area to the rear.

## *Things to do in the area*

## *Local leisure activities*

Beacon Fell Country Park and The Bowland Visitor Centre  
Nearby golf clubs at Lancaster and Garstang

## *Local eateries*

The Fleece Inn, Dolphinholme  
Bay Horse Inn, Bay Horse, Lancaster  
The Barn, Apple Store and Daisy Clough (all at Scorton)  
The Inn at Whitewell, Forest of Bowland

## *Great walks nearby*

Nicky Nook - a small fell on the western edge of the Forest of Bowland  
Harrisend Fell and Grizedale Head - a local circular trail

*Fixed price* £650,000

Council tax band - E

Tenure - Freehold





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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