



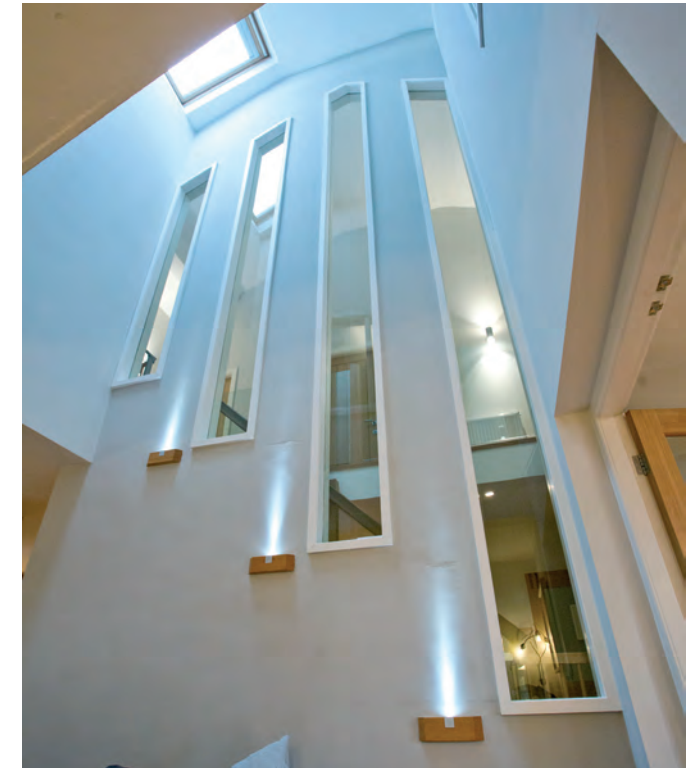
Hoggett Barn
Burrow Heights Lane | Lancaster | LA2 0PG

WELCOME TO...

HOGGETT
BARN







Hoggett Barn is an immaculately stylish and sympathetically converted four bedroom barn conversion, completed in 2008 to an exacting high standard of specification and finish with all the advantages of modern day living, whilst still retaining character features and charm; meticulously maintained throughout. Being pleasantly situated and enjoying a good degree of privacy in a slightly elevated position, the property offers spacious open plan living accommodation, with exposed stone walls, original stone flagged floors and offering wonderful light and airy living accommodation.

Conveniently located, the property benefits from an excellent semi rural situation surrounded by open fields; yet is only a five minute drive into the centre of Lancaster, superbly placed for the Royal Lancaster Infirmary, Lancaster University and the M6 J33 which is a ten minute drive away. This property will appeal to a wide range of buyers. Families, couples and singles at any stage of life will find so much on offer in this location and from this well maintained property. Nearby, the village of Galgate has a good range of everyday amenities and Booths Supermarket is just a short drive away. Lancaster itself has a plethora of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene.





The front entrance door opens through to a welcoming and spacious porch area, a practical space for hanging coats & shoes. The stone flagged floors set the tone of what is to come within this stunning barn in turn leading into the truly stunning and impressive central hallway which boasts exposed glass balustrade staircase, stone wall detailing, whilst providing direct access to all living accommodation including the conveniently placed WC. To the ground floor there is an impressive Rako integrated lighting system and the property benefits from useful solar panel operated blinds throughout, to all the skylight windows.

The open plan kitchen/diner is situated to the rear of the property and is ideally designed for modern day family living, incorporating ample space for dining area. Exposed stone pillar with inset log burner fire is a stunning feature to this open design. The contemporary and practical kitchen is certainly the heart of the home; it includes a range of wall and base units, an island unit in keeping with the kitchen; providing plenty of storage, integrated fridge freezer; dishwasher and 5 ring range. With access from the kitchen is the spacious utility room, fitted with a range wall and base units, including a single drainer sink unit and plumbing for laundry appliances. Open from the kitchen leads into the sitting room, this fantastic versatile space is the perfect area for entertaining all the family. There is external access into the rear garden and patio through the double french doors, ideal for al fresco dining during the warmer months. A place to escape from the open living, there is a cosy snug to the front of the property, a more formal room with exposed wall detailing and a glazed door providing access onto the front garden.









First floor

Exposed glass balustrade staircase leads you to the first floor with the most outstanding glazed feature windows overlooking the ground floor; flooding this stunning barn with natural light and again featuring exposed stone wall detailing.

The master bedroom is particularly noteworthy, being of wonderful proportions, with a connecting dressing room with fitted hanging and shelving and a most luxurious Villeroy & Boch en suite bathroom, beautifully fitted with a contemporary walk in shower, WC and vessel bowl sink on a handcrafted wooden shelf.

The second bedroom is currently utilised as a study, but provides a generous double room with pleasing views over the rear garden and beyond with built in wardrobes and spacious Villeroy & Boch ensuite bathroom. The third bedroom is again of good proportions to the rear of the property. The fourth bedroom is a generous double room to the front of the property. Complete to the first floor is the family bathroom, comprising a three piece Villeroy & Boch bathroom suite.

















Outside

The gardens are situated to the rear and side of the property, having been landscaped and offer a private outdoor space, perfect for al fresco dining with friends and family. Bordered by mature hedging and fencing, the lawns are laid to the front, side and rear with short box hedges and stone pathways. The separate spacious double garage is an added bonus to Hoggett Barn with ample space for cars and bikes and there is an additional external door to allow pedestrian access. There is further private space for ample parking for an additional 4 cars, ideal for the larger families.

further info

On the road

Lancaster - 2 miles, 8 min

Kendal - 30 miles, 38 min

The Lake District - 37 miles, 43 min

Manchester - 50 miles, 1 hr

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Map from the property postcode.

Schools

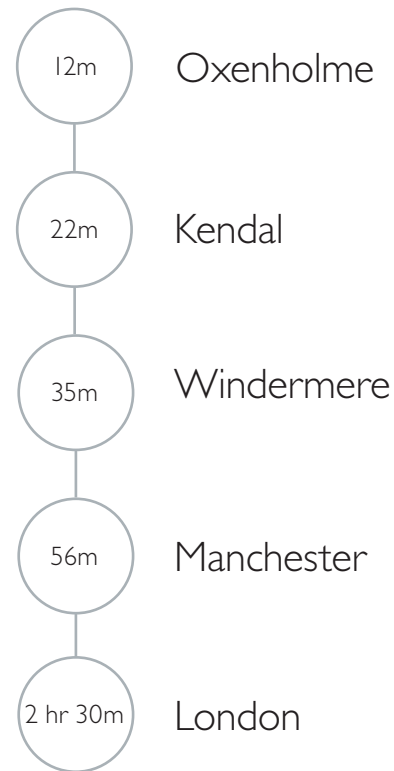
Lancaster Girls & Boys Grammar - 3 miles

Ripley St Thomas - 2 miles

Scotforth Primary School - 1 mile

Rail Journeys

Based on approximate direct train journey durations from Lancaster. Train service durations vary, check nationalrail.co.uk for further details.



Services - Mains water, shared septic tank drainage, LPG gas.

Council Tax - F

Tenure - Freehold

Directions

From Lancaster City Centre head south on the A6 towards the University. As you pass through the traffic lights you will see a sharp turning on the right for Five Ashes Lane, follow this lane and turn right onto Burrow Road, after approx 0.3 miles turn left onto Burrow Heights Lane and the property is towards the end of the lane on the right hand side.

Hoggett Barn

Approximate Gross Internal Area : 166.27 sq m / 1789.71 sq ft

Garage : 50.26 sq m / 540.99 sq ft

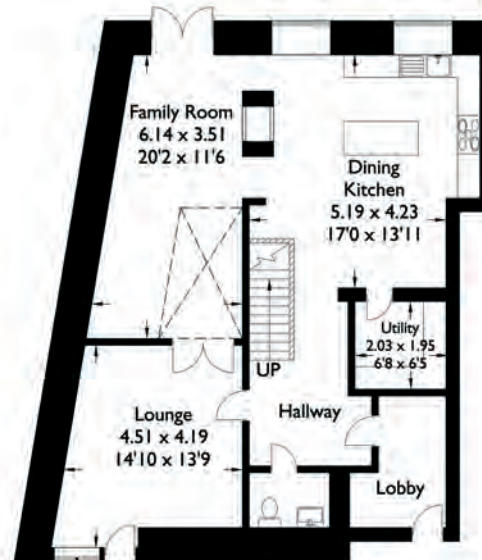
Total : 216.53 sq m / 2330.71 sq ft



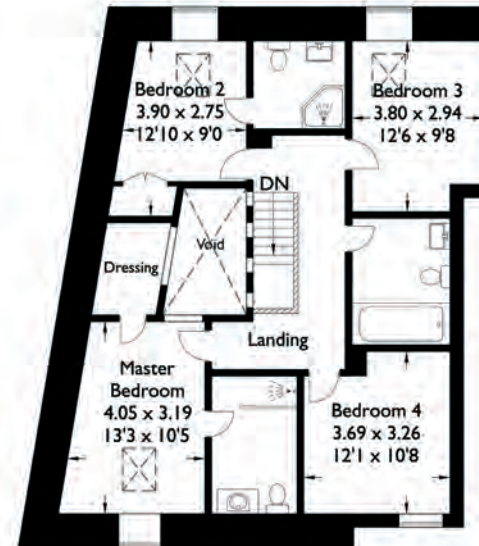
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



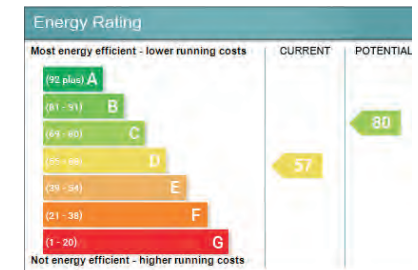
Garage



Ground Floor



First Floor



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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



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