



Richmond Old Barn

Cockerham Road | Bay Horse | LA2 0HE

MATTHEWS
BENJAMIN



RICHMOND OLD BARN

BAY HORSE

Sweet as a nut, the mid terrace barn conversion of Richmond Old Barn is part of a small farmstead development (dating back to 1991) set back off the road in an accessible rural location. Perfect for a couple or small family there is no upward chain and so is ready for immediate occupation and would make a great first or second home. It offers character accommodation with a good-sized front garden and rear courtyard area, single garage and shared parking. On the ground floor is a combined reception room and separate fitted kitchen, to the first floor are three bedrooms and a bathroom.

A barn conversion of character where plentiful use of wood adds character and natural warmth – there is Canadian Maple narrow wood strip flooring in the L shaped combined sitting and dining room which complements the open fireplace with Victorian style pine mantelpiece, the pine staircase has exposed treads and open risers and leads to the first floor landing and three bedrooms, all of which have narrow strip wooden floorboards. There are pine skirting boards, wooden arched topped window frames with double glazing (including the impressive large window to the former barn's wain door) and a wooden part glazed back door. Added to this there are lovely deep window cills, an exposed beam and on the first floor, pine paneled doors with brass beehive knobs. The kitchen fittings were replaced in 2016 and offer oak fronted cabinets, laminate worktops with cream rectangular splashback tiling and a traditional Belfast sink. Hotpoint appliances comprise hob, fridge freezer, dishwasher and washer/dryer. The bathroom has a heritage style suite with bath having both rainfall and handheld shower fittings, a wash basin, loo, a chrome heated towel rail and medicine cabinet. Two of the larger bedrooms also benefit from built-in wardrobes.

Outside is a generous lawn garden to the front with a low wall topped with railings along the road frontage where a variety of trees and shrubs provide screening and privacy. A path leads towards the house with a planted border along the boundary. There are two flagged seating areas, the one immediately in front of the property is ideal for enjoying a spot of lunch outside in the warmer months. To the back of the property there is a block paved area which forms part of a larger, open plan courtyard. There is outside storage which houses the meters and has space for bags of compost and the like. Single garage in an adjacent block of garages. Additionally there is one parking space which is shared with the adjoining property on a first come, first served basis.



LOCATION

Richmond Old Barn is situated in the accessible village of Bay Horse just off the A6. There's good access to both Lancaster (6.2 miles away), Preston (a 19 mile drive) and the M6 at J33 (1.8 miles), whilst enjoying a rural position with the glorious unspoiled countryside of the Forest of Bowland AONB on the doorstep.

The nearby villages of Galgate and Dolphinholme and the town of Garstang (5 miles distant) provide local amenities including shops and great places to eat, including the well-regarded Bay Horse Inn. Richmond Old Barn is also in the catchment area for Dolphinholme School which is Ofsted rated 'Excellent'. The vibrant cities of Lancaster and Preston have much to offer from a retail, educational, commercial and social point of view. Lancaster train station provides access to the West Coast mainline with direct rail services to London Euston (2½ hours), Glasgow, Manchester and Manchester airport. If you prefer to drive, the airports of Manchester and Liverpool are 58 and 65 miles respectively. *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.*









DIRECTIONS

www.what3words.com speaks.speaker.comforted

Use the postcode LA2 0HE on Sat Nav with reference to the directions below:

Travelling south from the Lancaster on the A6, pass through Galgate village, continuing straight over at the roundabout (to J33) and remain on the A6 towards Preston. Opposite the sign saying "Welcome to Wyre", turn right at the crossroads onto Cockerham Road. Richmond Old Barn is part of a farmstead development on the righthand side after around 0.5 miles. The house lies between Wallace Lane and School Lane.

SERVICES

Mains electricity, gas and water. Gas fired central heating to radiators from a Ferroli boiler in the third bedroom. Drainage is to a septic tank, shared with the adjoining property and located in the front garden of Richmond Old Barn.

BROADBAND

Superfast speed available of 56Mbps download and for up-loading 12 Mbps.

TENURE

Freehold

Please note

A path dissects the garden and provides a pedestrian right of way for the adjacent barn conversion.

INCLUDED IN THE SALE

Light fittings and integral kitchen appliances as described.

LOCAL AUTHORITY CHARGES

Wyre Council – Council Tax band D

GUIDE PRICE

£285,000

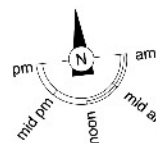


Richmond Old Barn

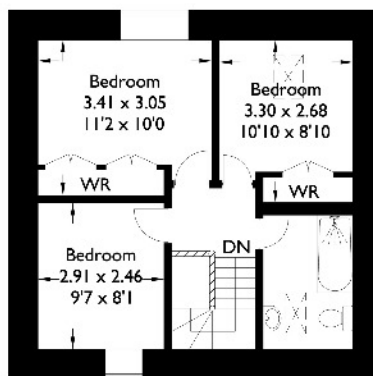
Approximate Gross Internal Area : 75.02 sq m / 807.50 sq ft

Garage : 16.55 sq m / 178.14 sq ft

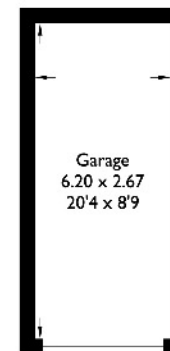
Total : 91.57 sq m / 985.65 sq ft



Ground Floor



First Floor



Garage

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.

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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