



Dam Top Cottage  
Brock Side | Bilsborrow | Preston | Lancashire | PR3 0GL

FINE & COUNTRY

# DAM TOP COTTAGE

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**Step inside**  
**Welcome to Dam Top Cottage**

Set within the peaceful rural village of Bilsborrow, a short drive away from the popular market town of Garstang, sits Dam Top Cottage, a fabulous four bedroom family home which dates back to 1827. Full of character and charm, this delightful cottage has remained in the same family for the past 26 years, the property has been a much cherished family home and now stands ready for the next family to build their own memories. The spacious accommodation comprises two reception rooms boasting a wealth of original features, four spacious bedrooms and two bathrooms. The rooms enjoy exceptional views across the gardens to surrounding countryside. This splendid detached home has the additional benefit of a workshop with annex, summer house and ample parking. The cottage boasts flexible living accommodation set over two floors and tastefully presented, with a wealth of character, striking features include exposed wooden ceiling beams, inglenook fireplaces and cottage style latch doors.

Bilsborrow is a village on the A6 Road and the Lancaster Canal in the Wyre District of Lancashire. Local amenities include a post office and shop, takeaways, 3 public houses, Barton Grange Garden Centre and the Flowerbowl Entertainment Centre all within a short walk from the property. It is close to the Trough of Bowland AONB and within easy reach of the Lake District. Local Primary Schools include John Cross CE and St Mary's RC schools. Nearby and to the North is Garstang Community Academy, with Broughton High School and Our Lady's Catholic School to the South. Myerscough College, Stoneyhurst College, and both the University of Central Lancashire (UCLAN) and Lancaster University can all be found within short commutable distances. Local Churches include St Hilda's Church Bilsborrow and St Thomas's RC church in Claughton on Brock.





Upon entering the front door, this leads into the porch, a spacious and welcoming space with an attractive slate floor which instantly set the tone of what is to be expected throughout this hidden gem. This leads into the kitchen.

The kitchen is certainly the heart of the home, comprising a range of traditional wall and base units that are finished in tiled worktops. An electric oven with gas hob is set with inglenook. There is space for both formal dining furniture and occasional furniture. Practically located, there is a large cupboard which houses the boiler and ample shelving providing a useful storage area.

The integral garage is also accessed from the kitchen. There is an up and over garage door, boot store and an external door leading to the rear of the property.

The staircase leads up from the kitchen onto the landing, where there are four generously proportioned bedrooms, two separate bathrooms and a playroom/study space. The principal bedroom benefits from fitted cupboards and enjoys generous proportions. The bedrooms enjoy exceptional views across the garden to the surrounding countryside. Both bathrooms have bath, shower, WC and wash hand basin, heated towel rail and tiled floors with electric underfloor heating. The guest bathroom has a built in Jacuzzi bath and travertine tiling.

Leading from the kitchen into the lounge this cosy space has a wood burning stove with a slate hearth which is certainly an attractive focal point. Leading from the lounge into the utility room with cupboards, Belfast style sink, plumbing for a washing machine and space for a tumble dryer. Next to the utility room is the downstairs toilet comprising WC and wash hand basin. Opposite the utility room is the study with exposed stone wall and inglenook fireplace with wood burning stove. There are spacesaver stairs leading to the first floor from the utility room.

The second living room is impressive and extremely spacious, whilst being flooded with natural light by way of the triple aspect and Velux windows. French doors lead out onto the decking area, perfect for alfresco dining in the summer months. Solid oak flooring and wood burning stove complete the room.













BRAVER STRONGER TALENTED

















### Step outside

Dam Top Cottage is approached via a private driveway and is set in approximately 1.5 acres of magnificent gardens, which includes a two-way summer house with mains power and lighting, greenhouse, cabin and log store. To the rear there is a large shed with ample storage space.

To both the front and side, there are neatly laid lawns with mature shrubs and trees. There is ample parking.

Detached from the main house is the two-storey oak building with solid oak frame and external

staircase. This was built by Cheshire Oak Buildings in 2012. The lower floor comprises a workshop and double garage with ample space for garden machinery and/or cars. There is mains power, lighting and hot/cold water supply.

A supremely versatile and well thought out space the top floor annex - 'The Snug' is a very spacious open plan living area with a mix of wood and tiled floor, vaulted ceiling, large Velux windows to maximize the light and beautiful French oak beams. There is a shaker style kitchen, open plan living and sleeping area and separate four-piece bathroom. The Snug has zoned underfloor heating throughout. Heating and on demand hot water are provided via the gas boiler which runs on bottled LPG.





# Dam Top Cottage

Approximate Gross Internal Area : 234.73 sq m / 2526.61 sq ft

Garage : 20.34 sq m / 218.93 sq ft

Annex : 94.36 sq m / 1015.68 sq ft

Total : 349.43 sq m / 3761.23 sq ft



Ground Floor



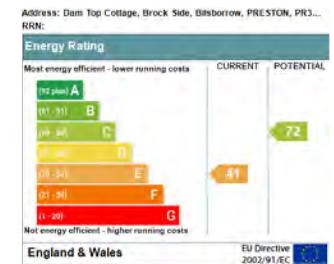
First Floor



Annex First Floor



Annex Ground 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. Printed 10.05.2023



# FURTHER INFORMATION

## *On the road*

M6 J32	6 miles
Garstang	4.4 miles
Preston	9.4 miles
Manchester airport	50.7 miles
Liverpool airport	56.4 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*

The local primary schools include John Cross CE and St Mary's RC Primary Schools. Nearby and to the North is Garstang Community Academy, with Broughton High School and Our Lady's Catholic Schools to the South.

## *Rail Journeys*

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



## *Local Authority*

Preston City Council

## *Services*

Mains electricity and water.

Oil fired central heating.

Drainage by way of septic tanks.

## *Directions*

Use Sat Nav PR3 0GL with reference to the directions below:

Upon leaving Garstang head south onto Preston Lancaster New Rd/A6 for 2.5 miles, then turn left onto New Lane and follow for 0.8 miles, turn right onto Lydiate Lane, after 0.5 miles take sharp right onto Brock Side. Dam Top Cottage is fifth on the left.

## *Things to do in the area*

Guy's Thatched Hamlet, Barton Grange Garden Centre and the Flowerbowl Entertainment Centre, incorporating a cinema, restaurant, crazy golf, curling and ten pin bowling. The friendly Market Town of Garstang with Independent shops, cafes and restaurants.

## *Local leisure activities*

Golf at Garstang Golf Course, Acresfield Health Club & Spa and Flowerbowl Entertainment Centre, Garstang YMCA sports centre and swimming pool.

## *Local eateries*

Guy's Thatched Hamlet, Roebuck, The White Bull and Light Ash Farm Shop and Cafe.

## *Great walks nearby*

Brock Bottoms and Beacon Fell. Close to the Trough of Bowland AONB and 50 minutes' drive to the Lake District.

### *Please note*

If you are minded to extend the current accommodation then planning permission has already been granted by Wyre Council on the 23/11/11 (reference 11/00747/FUL) to replace the existing garage with a two storey extension. The approved plans show a new reception room with porches front and rear on the ground floor and on the first floor an ensuite bedroom. The application may be viewed by visiting [www.wyre.gov.uk](http://www.wyre.gov.uk). The existing detached garage was part of this successful application and so it is believed that this validates the consent for the extension in perpetuity. Prospective purchasers are advised to make their own enquiries in this regard.

The neighbouring property has right of way across the drive to access the property.

*Guide price* £780,000

Council tax band - G

Tenure - Freehold



# FINE & COUNTRY

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