



LOVE HOMES
SALES & LETTINGS

4 Bed Barn Conversion

£545,000



Hillside barn, Lancaster

A newly built contemporary bespoke designed property offering modern and spacious open plan living accommodation, situated in an enviable rural location with outstanding scenic views.

You are welcomed into a spacious entrance hallway giving direct access into a generous sized sitting room. There is also a high specification kitchen and dining area with separate utility and WC. Also to the ground floor, there is the spacious bedroom with en suite, overlooking landscaped gardens and scenic countryside views. To the first floor there are three bedrooms, two benefiting from en suites, plus a modern contemporary family bathroom. Externally there is an enclosed landscaped garden and patio area to the rear and ample parking to the front.

The property will be finished to an excellent specification, there will be a choice of fitments, kitchen, bathrooms and tiling for those with early interest. A specification sheet is found within this brochure, although these could be subject to some change. Please note - Photos are for illustration purposes only and final finishes are subject to differ dependent on buyers requirements.

Key Features

- Exclusive bespoke development
- four bedroom executive residence
- Open plan design for family living
- Master with en-suite
- Choice of high quality finishes
- Landscaped gardens with patio areas.
- Scenic country views
- Excellent transport links.

Ground Floor

Specification - Kitchen - A range of colour & style choices

A range of worktop & upstands available

High quality integrated appliances inc. Induction hob, electric oven, fridge freezer & dishwasher

Electrics -

TV aerial sockets in the lounge, kitchen & bedrooms

Intruder alarm

Mains wired smoke and heat detectors

Recessed LED downlights to hall stairs, landings, bathrooms, en suites & kitchen

PIR activated outside lights

Mechanic Systems - Worcester high efficiency boiler with mega flow tank

Thermostatically controlled under-floor heating throughout ground floor.

Radiators to the first floor.

Internal Features - Double glazed modern upvc windows & Oak internal doors.

Walls and ceilings skim finished, painted brilliant white.

All wood painted eggshell.

Utility Room -

Plumbing for freestanding washer, Sink & drainer

Choice of worktop & upstands to match kitchen, base & wall cupboards.

En Suite Shower Rooms -

Contemporary white bathroom with mixer taps to basin

Thermostatic shower

Shower enclosure

Chrome heated towel rail

White LED spotlights

Part tiled.

Family Bathroom -

Contemporary white bathroom suite,

Separate shower enclosure

Mixer taps to basin

Mixer taps with shower head to bath

Dual fuel chrome heated towel rail

White LED spotlights

Fully tiled

External Features - Welsh slate roof covering with mechanically fitted ridges

Coloured UPVC front door, windows & fascias

10 year warranty

Stone sets & tarmac driveways

Security light to front & rear.

Location

This bespoke development was specifically chosen in the idyllic hamlet of Bay Horse which is well known for its spectacular views, good proximity to local amenities and easy accessible transport and roadway links.

These properties are situated within 5 miles to the first trade market town of Garstang and 6 miles to Lancaster which both having a large varied amount of amenities to meet everybody's needs and a substantial choice of primary and secondary schools.

For those who like the outdoors there are a number of easily accessible activities within the areas such as canal or rambling walks, parks, museums, eating establishments, entertainment and health & fitness.

Additional Information

Title & Tenure: The properties are offered for sale Freehold with vacant possession upon completion. A maintenance company will be set up for communal areas along with the associated rights of access for each property.

Services: The properties have the benefit of mains water and electricity, waste drainage is by way of a separate septic tank and heating is by way of oil boiler heating.

Love Homes Estate Agents Limited have not tested any of the above services and any purchaser should satisfy themselves as to their presence and working order prior to contract exchange.

Shared Area Plan: Water, Power, External Lighting, Road, Paths, Landscaping Drainage and Septic Tank, maintenance and upkeep to be

a shared cost between barns. Shared annual contribution to be paid into a maintenance company to ultimately be owned by all residents. Budget for first year is £1,000.

Local Authority: Wyre Borough Council, Civic Centre, Breck Road, Poulton-Le-Fylde, Lancashire FY6 7PU. N.B Council Tax Band TBC

Subject to Contract: At the time of writing these particulars, the property has not yet been built, purchasers should verify plans against the build and specification for any alterations.

These particulars have been produced as general guidance and do not form any part of a binding contract. Electric, Gas, plumbing, heating, drainage or any other appliances have not been tested by Love Homes Estate Agents (LHEA). Whilst every care is taken, any measurements given in these details are approximate. No employee of LHEA is authorised to give or make any representation of warranty towards the home.

Details are available to download, store and use for own personal use. They must not be re-transmitted, republished or redistributed. The LHEA logo and ownership copyright must remain on all publications.

We are advised that this property is FREEHOLD, however this should be verified by your solicitor.

****We urgently need more properties to replace sold stock. If you would like us to help sell your home, call us now on 01995 213101 or email hello@lovehomesestateagents.co.uk****