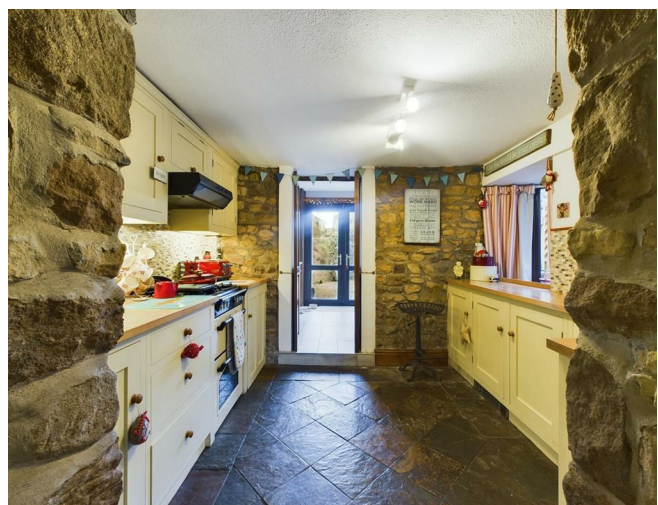


5 Main Street, Cockerham, Lancaster, LA2 0EF



£205,000

This charming two-bedroom mid-terrace seamlessly blends period character with modern comforts, making it the perfect starter home in the highly sought-after village of Cockerham.

Step through the inviting entrance vestibule into a cosy yet stylish lounge, where exposed brick walls, original stone flag flooring, and a brand-new Tinder Box multi-fuel log burner (installed November) create a warm and rustic atmosphere. The hand-crafted kitchen is a true showpiece, thoughtfully designed around exposed brickwork and complemented by wooden worktops, a 'Leisure' 4-pot gas hob, and elegant slate flooring. Meanwhile, the spacious dining room, bathed in natural light, features French doors that open directly onto the garden, offering a seamless blend of indoor and outdoor living.

Upstairs, two generously sized bedrooms showcase their original charm, with the front bedroom featuring a characterful fireplace and a spacious walk-in wardrobe. The stylish bathroom, newly fitted in September 2021, blends modern convenience with rustic appeal, offering exposed brickwork, a bath with an overhead shower, and built-in storage for a sleek, uncluttered look.

Outside, the expansive tiered garden is a true highlight, boasting multiple patio areas perfect for entertaining, a lush lawn, and breathtaking countryside views that provide a peaceful retreat from everyday life. This charming mid-terrace home is perfect for buyers seeking peaceful village living with easy access to Lancaster and surrounding areas.

Entrance Vestibule

The entrance vestibule features stone flooring and a wooden door leading into the lounge. A single glazed stained glass window to the rear provides a charming touch. Additional storage is available with a convenient under-stairs cupboard.

Lounge



This characterful lounge boasts exposed brick walls and original stone flag flooring, enhancing its rustic charm. A striking brick mantle houses a brand-new 'Tinder Box' multi-fuel log burner by MiFires (installed November), creating a cosy focal point. The space is well-lit with a large double-glazed window to the front and a single glazed stained glass window to the rear. There is a large radiator, and an open entryway leads seamlessly into the kitchen.

Kitchen



A beautifully designed kitchen featuring hand-crafted cupboards, thoughtfully built to fit around the exposed brick walls, complemented by wooden worktops and a stylish tiled backsplash. The 'Leisure' 4-pot gas hob and electric oven provide excellent cooking facilities, while slate floor tiles add to the kitchen's character. An electric heater is discreetly positioned under the cabinets and two large double-glazed windows flood this room with light.

Dining Room



A versatile dining space featuring porcelain flooring and a radiator. French doors open onto the garden patio, creating a seamless indoor-outdoor flow, while large double-glazed windows offer views of the garden. The room also includes a Baxi boiler and handmade base units designed to house a washer and freezer.

First Floor Hallway

The first-floor hallway benefits from new carpeting, fitted in November 2024, offering a fresh and modern feel. The space also provides loft access for additional storage.

Bedroom One



Steps lead down into this characterful double bedroom featuring original floorboards and a rustic wooden door. The room has two double-glazed windows to the side and rear, allowing plenty of natural light, and a large radiator.

Bathroom



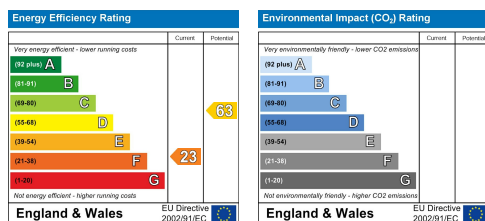
This stylish bathroom features exposed brickwork and a bathroom suite fitted on 23/09/21. The suite includes a bath with an overhead shower and glass shower screen, as well as a separate electric shower head. A built-in storage cupboard provides practical space, and there is a small double-glazed window to the rear allowing natural light to flow. The room is completed with a WC, wash hand basin with under-sink storage, and laminate flooring.

and stunning countryside views. The lower patio area features a gate leading to a raised garden with an additional patio space. The top tier boasts a grass lawn, stone storage building, wooden shed and a gate opening to a footpath behind, offering beautiful views over the surrounding fields.

Useful Information

Tenure Freehold

Council Tax Band (B) - £1,756.26



Bedroom Two



This spacious double bedroom features original floorboards, an original fireplace and a rustic wooden door. The room has a large double-glazed window to the front as well as a large radiator. This room also includes a built-in walk-in wardrobe with lighting.

Garden



A spacious tiered rear garden, offering a mix of patio, green space,

Entry
3'3" x 3'5"
1.00 x 1.05 m

Living Room
14'11" x 14'10"
4.56 x 4.52 m

Kitchen
8'3" x 9'8"
2.52 x 2.97 m

Dining Room
6'3" x 10'1"
1.91 x 3.08 m

Ground Floor

Landing
3'0" x 6'3"
0.94 x 1.91 m

Bedroom
8'6" x 10'7"
2.61 x 3.23 m

Bedroom
8'0" x 9'9"
2.44 x 2.97 m

Bathroom
6'4" x 8'3"
1.93 x 2.51 m

Floor 1

Approximate total area⁽¹⁾

637.98 ft²
59.27 m²

Reduced headroom

6.39 ft²
0.59 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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