Brookfield Whams Lane

Bay Horse, Lancaster, Lancashire, LA2 9AB

£425,000

4
3
2







jdg sales & lettings

Full of light and style, this residence radiates charm and sophistication by combining fresh interiors with stylish contemporary finishes.

The ground floor offers the expansive hallway with those stunning original Victorian tiles leading to a fabulously upgraded w/c and washroom. The living room, snug and kitchen/diner all lead off the main hallway. Upstairs we have the four bedrooms, 3 of which are doubles, the en-suite to the master and the family bathroom.

Few residences match the grand scale and luxury on offer here.



This 2D/3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property, flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.

A brief description

This exquisite residence with its fixtures and finishing is a must see. The bright formal lounge offers space for the family to relax and entertain whilst a perfect addition of the playroom is a perfect spot for the children to play whilst parents can keep an eye over them thanks to the transparent concertina doors. The kitchen and dining room are open plan creating a fabulous space for entertaining and hosting dinner parties.

The bedrooms to the first floor are all really generous sizes. The master bedroom has a clean and crisp en-suite. The second bedroom has been extended with a dormer to create extra space and light. Bedroom three, a double ,and bedroom four a generous single.

The garden and patio area offer ample space for BBQ's with friends and family. If you prefer the quieter life then grab a book, a nice drink and sit back in the garden to relax. The open fields surrounding you create a calming tranquil atmosphere. With little traffic passing this really is a home ticking all those boxes.

Key Features

- Four Bedrooms
- Double glazed sash window(except kitchen window)
- Extensive gardens
- Rural location
- Two wood burning fires
- Extension to the front bedroom(with certification)
- Many original features
- Garage/Workshop
- Separate Utility room
- Village Location







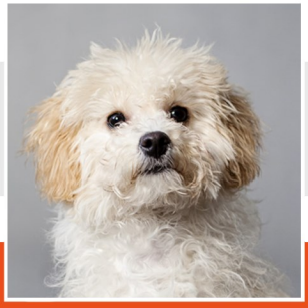
Where is Bay Horse?

This home is located in Bay Horse which is just south of Lancaster with easy access to the M6 and Lancaster University.

The local area is mostly farmland with the nearest urban area being Lancaster which is approximately five miles away. The main road through Bay Horse is Whams Lane which is where this home is situated. There is an award winning restaurant known as The Bay Horse Inn close by which featured in Sainsbury's top 20 UK Gastropubs and Lancashire life & Lancashire tourism magazine.

Galgate village is a few minutes drive away where you can find a convenmience store, off licence, beauty salon, hairdressers and take away chinese resturaunt. Those of you who play golf, there is Forest Hills course a few minutes drive away.

4 3 2 D



Let's go inside

Upon parking on the spacious drive, you will enter the front door into the vestibule where the beautiful original cupboards and flooring to this home start. This is a perfect place for those shoes, bags, and umbrellas to be kept. A frosted door separates the vestibule from the hallway. Here the room runs off to the lounge, utility, kitchen and dining room.

Let's have a look at the living room. Isn't it filled with light and space? This is due to the patio doors and an extra window to the side! That real open working fire is just stunning and such a welcoming addition to the room. The fire is encased in a hearth giving that eye-catching focal point. Decor has been kept very neutral and splashes of pastels give a lovely look and feel to the room. Just off the living room is the versatile cinema, children, office room.

Some may say that kitchens are the heart of the home. This kitchen really is just that. The owners have put in a wood burning stove to this open plan area, so whether it be a sit-down family meal or a games night with a few nibbles and board games, this room is a great entertaining area. An additional sofa could be added to create a second living room maybe?

The kitchen is fitted with wooden units and marble worktops. White goods can be added comfortably such as a fridge freezer, dishwasher, and washing machine, although there is a purpose built laundry room /downstairs w/c. The island in the middle of the kitchen is so handy to prepare food and store fruit/vegetables in the drawers underneath. A stable door takes you from the kitchen onto the back garden and patio area.

The ground floor w/c has been added by the current owners which also doubles up as a laundry room with a washing machine and tumble dryer.

Come with me up to the first floor

Come on upstairs with me to the fabulous sized rooms. The master bedroom has sliding door fitted wardrobes and drawers running along the wall. The window looks out over the front of the home and that beautiful garden. The ensuite is fitted with high gloss fittings, white tiles floor to ceiling and a bath with overhead shower. The dual aspect windows create such a light and bright room. Extra storage has also been put in place and ideal for bedding and towels.

The second bedroom has been extended and a dorma added to add a little more space. All certifications can be seen on request. This again is a double bedroom with room for all the furniture you would require.

Bedroom three is slightly smaller, yet still ample room for a small double bed if you wish. This room looks over the back garden and fields.

The final bedroom is a single situated again to the front of the home. All bedrooms have neutral decor, ready for the new owner to move in and add their own personal touches.

Finally, the family bathroom has high gloss units like the master ensuite. The colour scheme is a soft blue with floor to ceiling tiles, a corner shower and just one window.

What we like

It really is hard to find just one thing I love about this home. Once you are here and you take a look you will see what I mean. If I had to pick one thing it would have to be the open fire in the living room.





jdg sales & lettings

The fabulous extensive garden and outside area

Beautiful grounds surround this home. Appletree's and Damson tree's grace the front garden along with small trees and a gravelled drive.
The garden spans all the way around the side of the home to the back garden where there is so much space to enjoy.

The large patio area to eat and dine, the garden to bathe and play with the children and the garage/workshop for mum or dad to carry out their hobbies.

Versatility is most definitely at the forefront here in this simply stunning home.











Extra Information

Fabulous family home
Local schools close by
Great links to the motorway
Open fields to the rear
Mains gas and electric
Off street parking
Open plan kitchen/ diner

58 Market Street, Lancaster, Lancashire, LA1 1HS
t: 01524 843322 e: sales@jdg.co.uk w. www.jdg.co.uk

jdg sales & lettings