

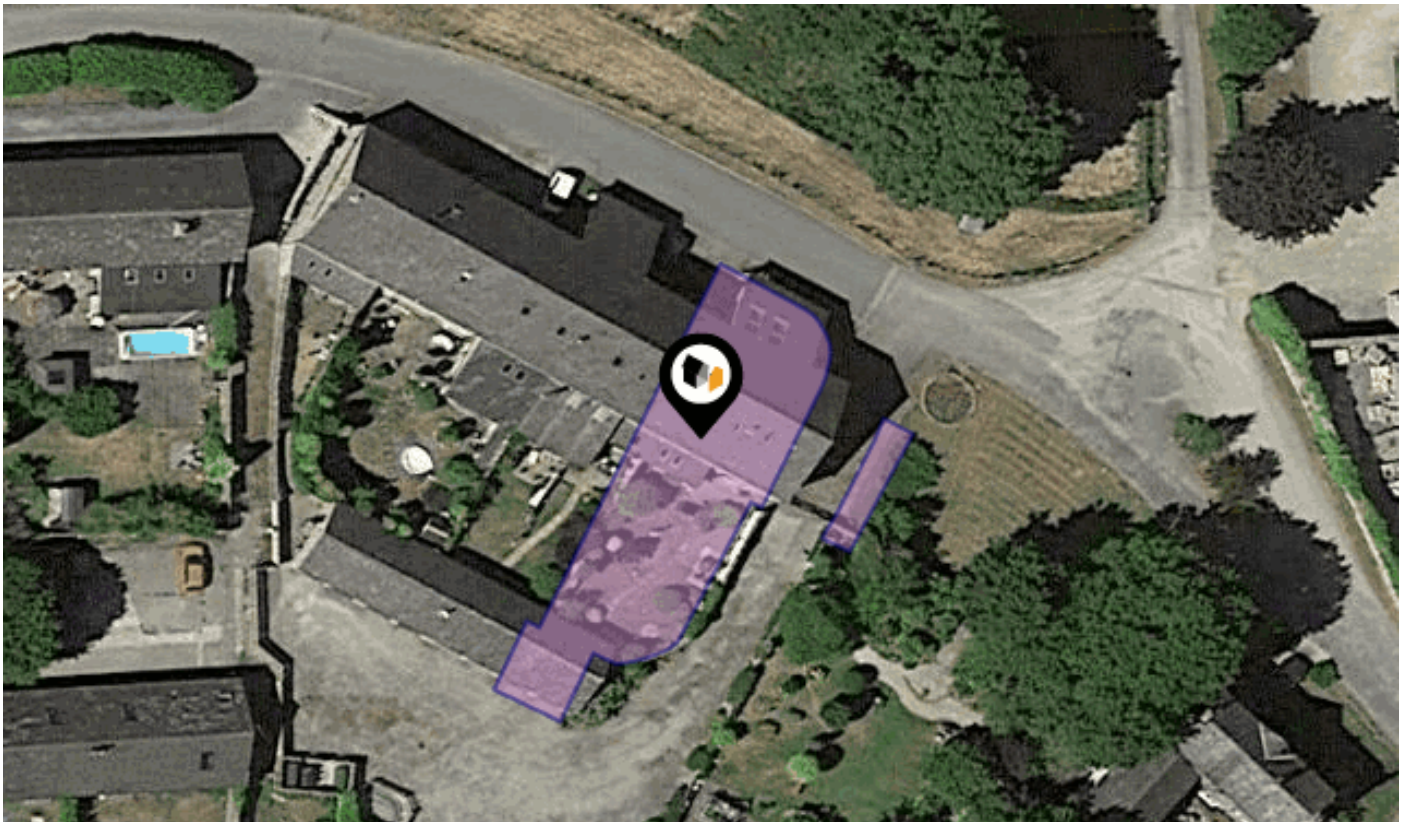


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd January 2023



ASHTON WITH STODDAY, LANCASTER, LA2

Asking Price : £600,000

JDG Estate Agents

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Welcome to Ashton Barns

Ashton Barns is located in the open countryside, just a short drive south of the historic city of Lancaster. Residents enjoy the serenity countryside living brings along with easy access to the city centre and the areas key employers.

Lancaster Golf course is almost on your doorstep for all the keen golfers out there. Ashton Garden Centre is a two minute walk. Live here and there is also easy access to the M6 (Jct 33 is approximately a 2-mile drive), ideal for those that need to regularly commute.

Sought after schools are in the catchment area ranging from the Boys and Girls Grammar Schools and the highly regarded Ripley St Thomas. Lancaster city centre itself, offers a wide range of independent shops, wine bars and popular restaurants.

Property overview

Set in some of the most beautiful grounds Lancaster has to offer, is Ashton Barns. This particular home is located at the end of the row, on a coach house development and offers exceptional living areas, characterful features and stunning outdoor areas.

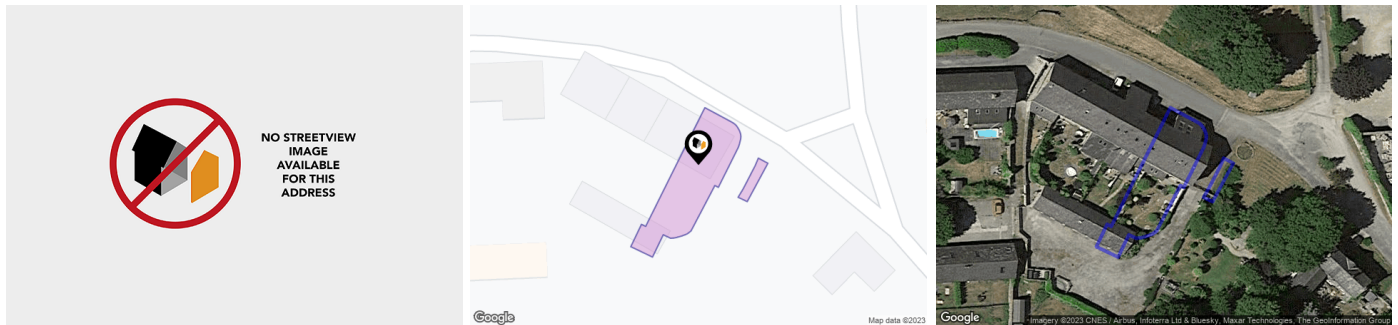
The grand entrance is quite the welcome, take in the towering central staircase spiraling up to the top floor bedroom with en-suite. The 1st floor is home to a further four double bedrooms, again one with an en-suite shower room. A Four piece bathroom with rolltop bath, services the remaining rooms on this floor.

The flow of the living areas on the ground floor is perfect, starting with the spacious living area boasting French doors out to the rear garden. Make your way next door to the dining area, ideal for entertaining family and friends, located just off the kitchen and separate utility area. A handy W.C and office to the front elevation can also be found.

Beautifully landscaped and maintained gardens await you, including access to two separate garages. Additional land belongs to the home, just across the drive. Here you will find one of the most stunning gardens we have come across, it has everything from secret play areas for the kids to a little allotment for growing your own vegetables. You won't believe just home much space there is on offer!

Additional information

- Additional land adjacent to the property, that has been beautifully landscaped, including a small allotment
- Plenty of parking, double garage, car port and further residents parking
- Warming wood burner in the lounge
- Large galleried entrance hallway, study and ground floor W.C
- This home has an oil fired heating system and is double glazed
- Quiet location and stunning outlook
- There is a £40 per month charge covering the communal area which includes, hedge cutting, Klargester sewage removal and maintenance, electricity usage, insurance and general maintenance of the area
- Located in a 'Very Low Risk' f



Property

Type:	Terraced	Last Sold £/ft²:	£117
Bedrooms:	5	Asking Price:	£600,000
Floor Area:	2,055 ft ² / 191 m ²	Tenure:	Freehold
Plot Area:	0.11 acres		
Council Tax :	Band G		
Annual Estimate:	£3,488		
Title Number:	LA885809		
UPRN:	10009277987		

Local Area

Local Authority:	Lancaster City
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



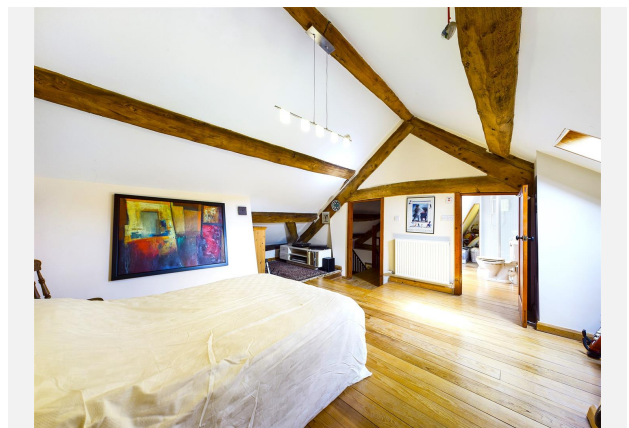
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos



ASHTON WITH STODDAY, LANCASTER, LA2



Property
EPC - Certificate



ASHTON ROAD, ASHTON WITH STODDAY, LA2

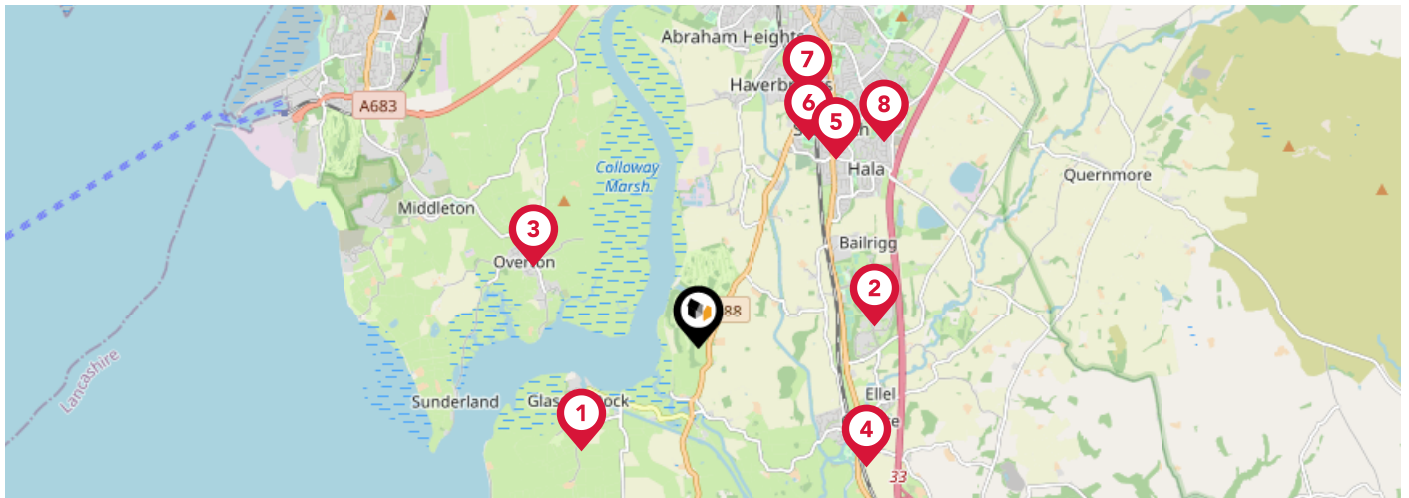
Energy rating

D

Valid until 18.08.2032

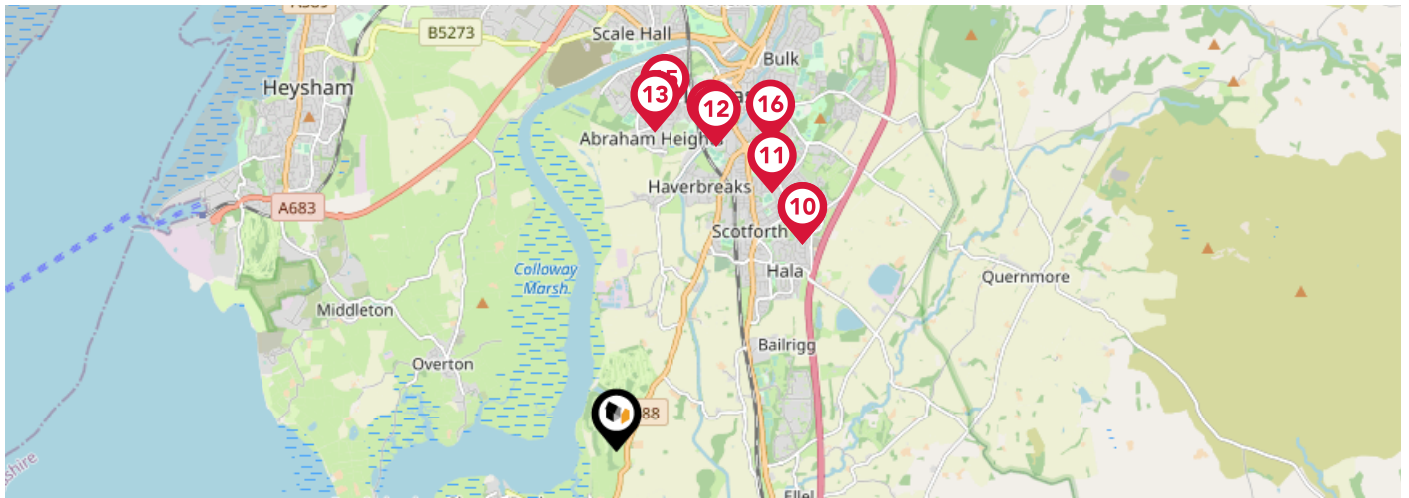
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Thurnham Glasson Christ Church, Church of England Primary School Ofsted Rating: Good Pupils: 19 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	University of Lancaster Ofsted Rating: Not Rated Pupils:0 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Overton St Helen's Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ellel St John the Evangelist Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Scotforth St Paul's Church of England Primary and Nursery School Ofsted Rating: Outstanding Pupils: 234 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Jamea Al Kauthar Ofsted Rating: Good Pupils: 310 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ripley St Thomas Church of England Academy Ofsted Rating: Outstanding Pupils: 1733 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stepping Stones School Ofsted Rating: Outstanding Pupils: 11 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

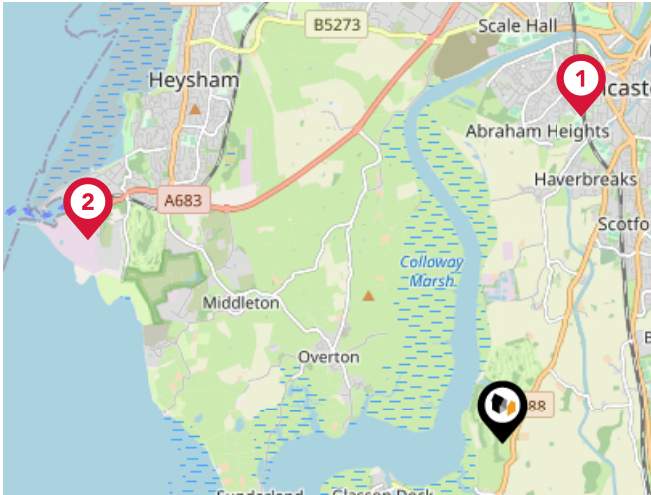
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Bernadette's Catholic Primary School, Lancaster Ofsted Rating: Outstanding Pupils: 212 Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Moorside Primary School Ofsted Rating: Good Pupils: 586 Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lancaster Girls' Grammar School Ofsted Rating: Not Rated Pupils: 958 Distance:2.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:2.8</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:2.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:3.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

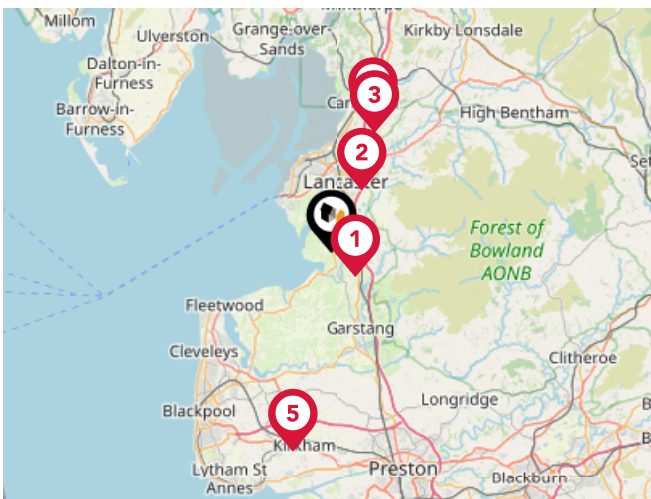
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	2.93 miles
2	Heysham Port Rail Station	4.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J33	2.39 miles
2	M6 J34	4.91 miles
3	M6 J35	8.84 miles
4	A601(M) J35A	9.68 miles
5	M55 J3	14.13 miles

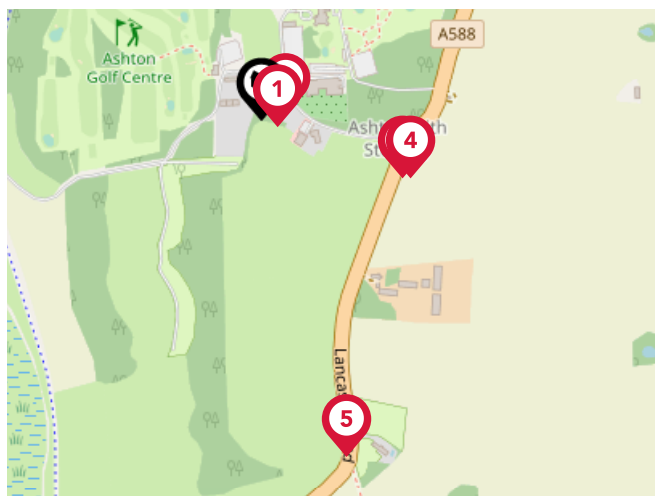


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	18.19 miles
2	Liverpool John Lennon Airport	46.35 miles
3	Manchester Airport	50.1 miles
4	Leeds Bradford International Airport	48.37 miles

Area

Transport (Local)



Bus Stops/Stations

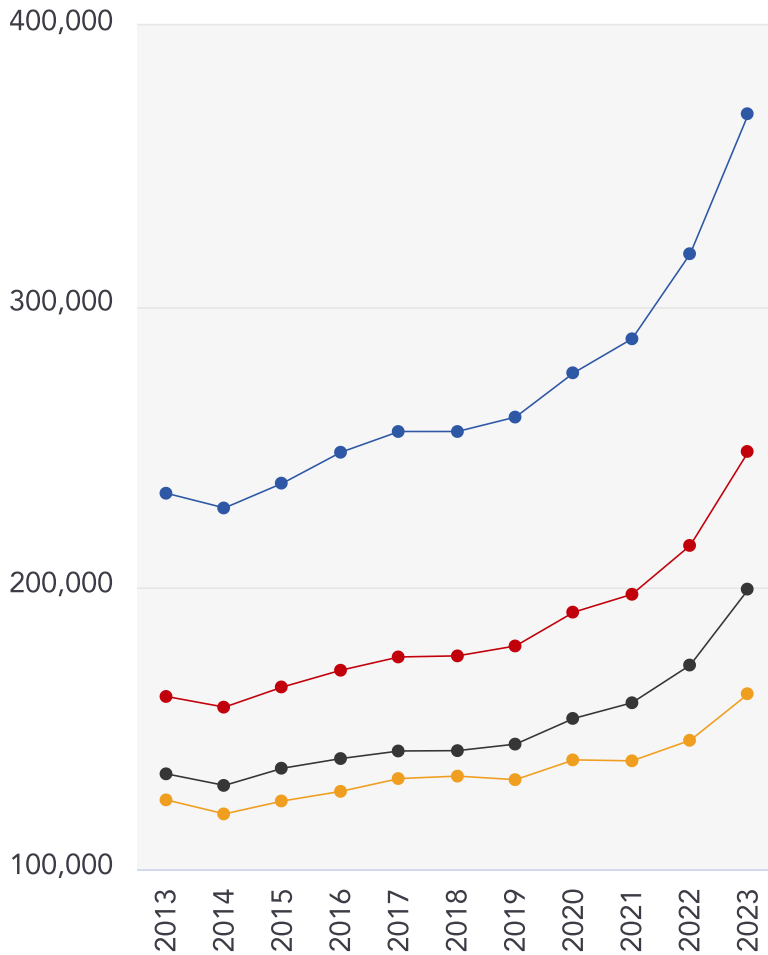
Pin	Name	Distance
1	Ashton Hall	0.02 miles
2	Ashton Hall	0.03 miles
3	Ashton Hall	0.17 miles
4	Ashton Hall	0.17 miles
5	Héronswood	0.38 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA2



Detached

+57.73%

Semi-Detached

+53.95%

Terraced

+49.03%

Flat

+30.27%

Testimonial 1



I used JDG to sell my home and their service was exceptional from start to finish. Their customer service really stood out for me, as did their advice on getting my home ready to market. We had a buyer within a few short weeks of going on the market with them after only two viewings in eight months with a previous agent. Once I accepted the offer, I had a single point of contact in charge of progressing my sale who was always on hand and very friendly.

Testimonial 2



Recently bought a house through JDG. Am so happy with my new home and how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone.

Testimonial 3



After being let down by another agent, I can't thank JDG Estate Agents enough. What an absolutely brilliant team! Everyone from Eleanor who showed me the home, to Michelle and Boots who provided much needed encouragement, to Cassie and Louisa who kept me in the loop and finally David who left me the keys. A big thank you!



JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

