



## Willey Lane, Cockerham, Lancaster

**Offers Over £724,995**

\*As the property is nearing completion, the use of AI has been used on the lawns and garage door to represent the final product. Subject to possible changes.\*

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom detached residence, forming part of an exclusive development of just two prestigious homes in the highly sought-after rural village of Cockerham, near Lancaster. Offering a bespoke modern finish throughout whilst remaining sympathetic to its countryside surroundings, this impressive family home enjoys stunning open views across the surrounding fields and provides an enviable balance between luxury living and peaceful village life. Perfectly suited for growing families, the property offers an abundance of versatile living accommodation, finished to a high standard with thoughtfully designed interiors and spacious rooms throughout. Cockerham itself is well regarded for its scenic surroundings and excellent access to nearby amenities, with Lancaster city centre, Garstang and the Fylde Coast all within easy reach. There are convenient bus routes nearby, easy access to the A6 and M6 motorway links, as well as rail connections available from Lancaster train station offering direct services to Manchester, London and Scotland. Families will also appreciate the nearby schools, country pubs, farm shops and access to beautiful countryside walks and coastal attractions.

Entering the home through the grand reception hall, you are immediately welcomed by a sense of space and quality, with the staircase positioned elegantly to one side and access leading to the majority of the ground floor accommodation. To the front of the home are the sizeable lounge and separate family room, both benefiting from attractive bay-fronted windows that flood the rooms with natural light whilst offering ample space for furnishings and family living. Continuing through the hallway, you'll find the practical boot room complete with bespoke coat hooks and built-in bench seating, alongside a convenient WC. To the rear of the property sits the true heart of the home - a stunning open plan kitchen and dining space designed perfectly for modern family life and entertaining. Featuring French doors opening directly onto the garden, this expansive room enjoys beautiful views and a seamless indoor-outdoor feel. The bespoke kitchen has been carefully designed in keeping with the country aesthetic and incorporates a range of integrated appliances, a large pantry cupboard and a central island with breakfast bar seating. Just off the kitchen is the useful utility room with additional external access, leading through to the integrated garage and staircase rising to a highly versatile office space above the garage, complete with roof windows and ideal for those working from home or seeking additional hobby space.

To the first floor, the spacious open landing leads to five well-proportioned bedrooms, all of which enjoy picturesque countryside or field views. Positioned to the front of the property, the magnificent master suite takes full advantage of the stunning outlook and further benefits from a luxurious en-suite shower room alongside a separate dressing room, creating a true retreat for homeowners. Bedroom two also enjoys the luxury of a private en-suite shower room, making it ideal for guests or older children. The remaining bedrooms are all generously sized and are served by a beautifully appointed boutique-style family bathroom, complete with a stunning freestanding roll-top bath, separate shower and high-quality four-piece suite.

Externally, the property continues to impress with a substantial driveway providing parking for up to eight vehicles, alongside access to the integrated garage. The front garden wraps gracefully around to the rear, creating a wonderful outdoor setting surrounded by open countryside and peaceful rural views. To the rear, the garden features a lovely seating area perfect for outdoor dining and entertaining, which steps up to a generously sized lawn ideal for children and family enjoyment. Combining luxurious modern living with an idyllic countryside setting, this outstanding bespoke home offers a rare opportunity for families seeking space, privacy and beautifully finished accommodation in one of Lancashire's most desirable semi-rural locations.











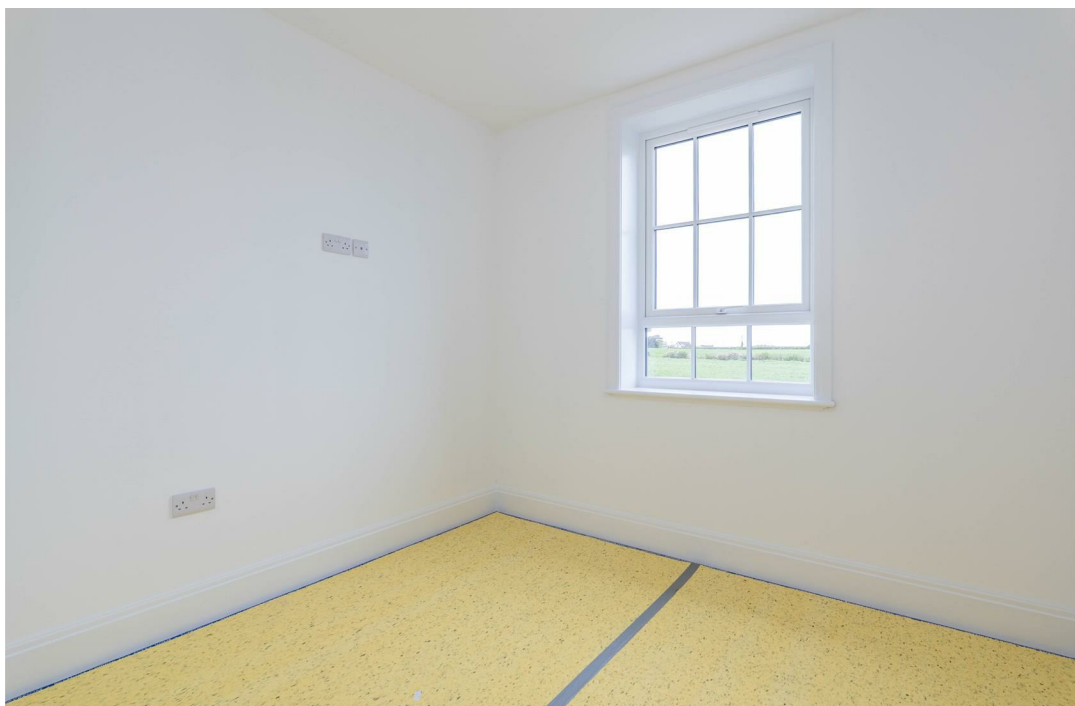










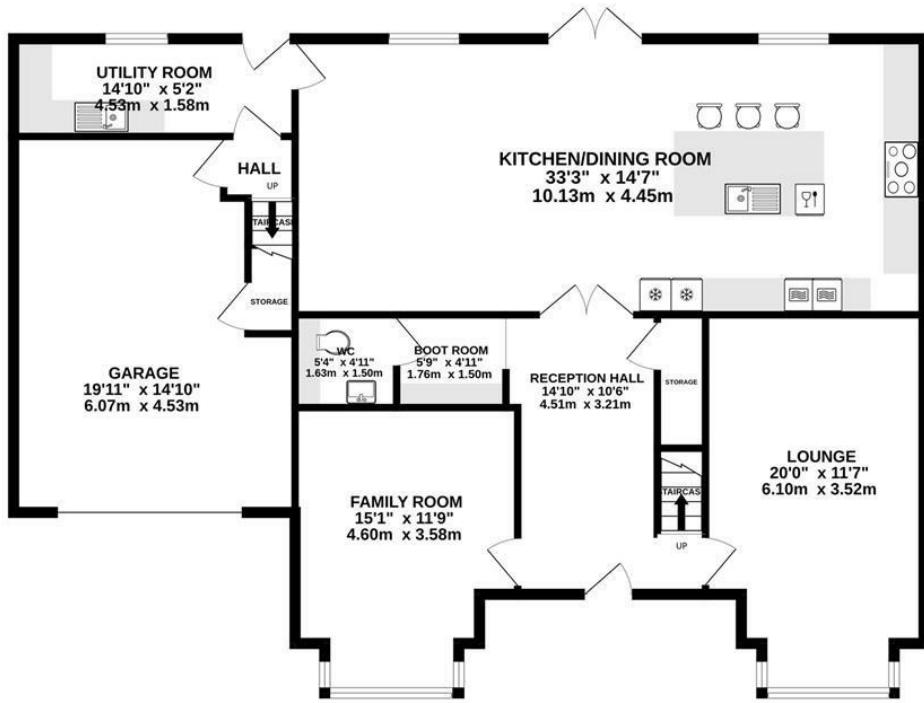




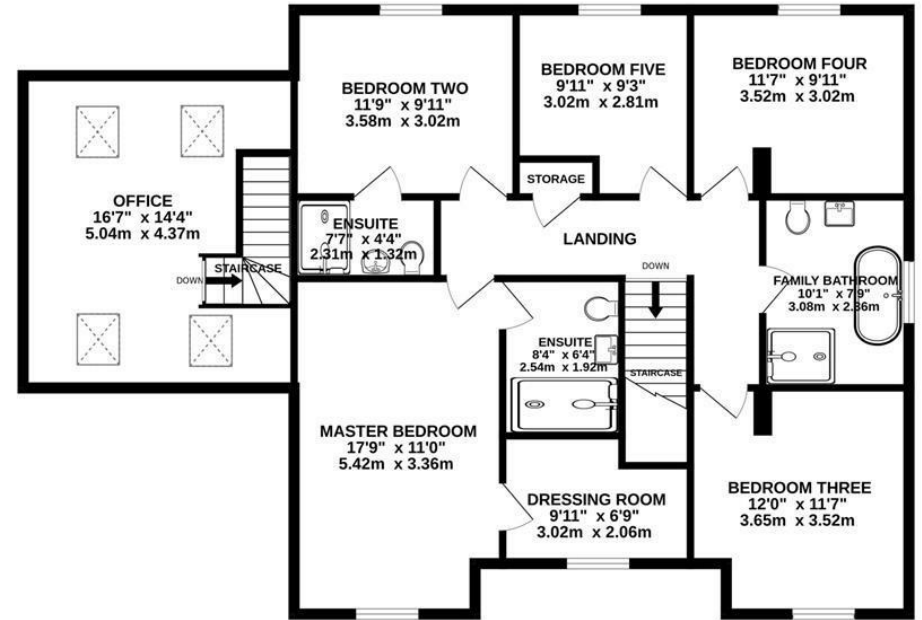




GROUND FLOOR  
1437 sq.ft. (133.5 sq.m.) approx.



1ST FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.

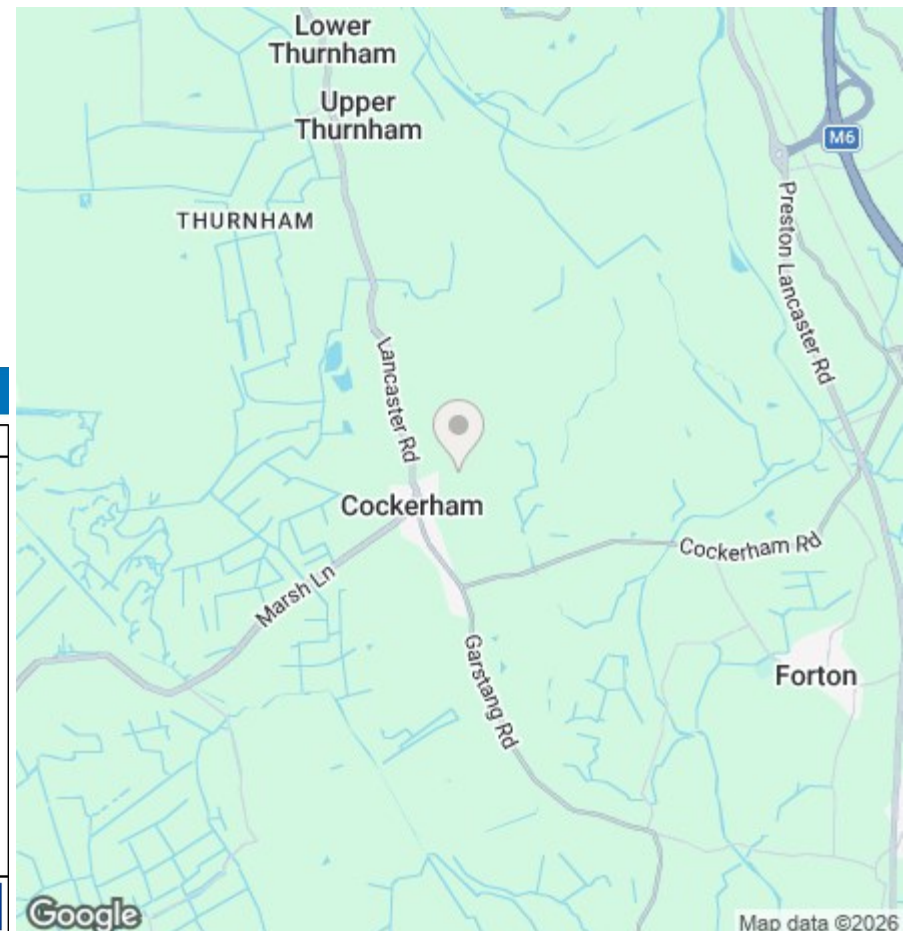


TOTAL FLOOR AREA : 2674 sq.ft. (248.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	