



Greenways, Whams Lane
Bay Horse, Lancaster, LA2 9BY
Price: £345,000

**MATTHEWS
BENJAMIN**



GREENWAYS

WHAMS LANE, BAY HORSE

Nestled in the attractive rural setting of Bay Horse, this extended and updated traditional semi detached property offers the perfect blend of period charm and modern comfort. The large front porch is a characterful feature and makes an impressive first impression being substantially built with a slated roof and having oak supports on stone plinths. The **fitted storage bench with hangers and drawers** in the entrance hallway is a stylish and functional piece of furniture designed to maximise space and provide convenience as soon as you step through the door. The focal points of the sitting room are the attractive bay window and the substantial stone fireplace housing a wood-burning stove, ideal for colder evenings. The walls are finished with elegant wood panelling and painted in a tasteful green that complements the natural tones of the stone and wood, creating a warm and inviting atmosphere. The beautifully designed open plan living kitchen seamlessly blends style and functionality. The kitchen has integrated appliances, ample storage and generous worktop space, natural light floods the space through two Velux skylights, large windows and the French doors at the far end leading to the outside paved seating area. The living area has plenty of room for a large dining table and charming snug area, with the large stone fireplace and wood burner creating a cosy retreat. With its soft lighting and inviting layout, the snug adds character and warmth to the open plan design, making it feel both sociable and homely. Downstairs also benefits from a separate utility area and good size understairs storage cupboard.

Upstairs is where you will find two double bedrooms, one single bedroom and the family bathroom. All of which are tastefully decorated and benefit from beautiful views over the countryside.

Set back from the road, there is a front garden and generous driveway parking. The detached garage has been converted into two rooms with a cloakroom and is currently being used as a gym and store room but has lots of options to personalise for your own requirements – office, workshop or hobbies space.

The generous rear garden is enclosed to be safe for children and dogs and is predominantly laid to lawn, it features a raised paved seating area and substantial brick-built gazebo currently housing a hot tub (available separately). The gazebo also benefits from outdoor power and light.





LOCATION

Surrounded by open countryside Greenways sits c. 3.6 miles away from Lancaster University and c. 5.6 miles from Lancaster City Centre making it a great choice for those looking to commute. Whilst enjoying an idyllic rural location, open distant views and having the Forest of Bowland on the doorstep for lovely walks and cycle rides, Bay Horse is a fantastic location boasting quick access to the M6 J33 for when you need to travel for business or pleasure. The nearby villages of Galgate and Dolphinholme and town of Garstang provide a range of local amenities and shops. The vibrant city of Lancaster has so much to offer those of all ages including a range of high street and independent shops, cafes, pubs and restaurants. Lancaster's train station is on the West Coast mainline with services to London (Euston), Glasgow, Edinburgh, Manchester and Manchester airport.

DIRECTIONS

what3words///stance.chips.courtyard

Use the postcode **LA2 9BY** on Sat Nav with reference to the directions below: Exit M6 J33 or leave Lancaster southbound on the A6. At Hampson Green roundabout take the A6 turning and take the first left onto Saltoake Road. First left again and drive under the railway bridge and then first left again onto Whams Lane. Continue over the motorway bridge, pass the detached property and the pair of the semi detached properties, Greenways is the first semi detached of the following pair.







SERVICES

Mains electricity and water. Oil fired central heating to radiators from a boiler under the stairs (accessed externally).

Drainage to a septic tank located in the garden.

BROADBAND

Superfast speed potentially available from Openreach of 38 Mbps download and for uploading 8 Mbps.

MOBILE

Indoor: EE is reported as 'likely' for both Voice and Data services. O2 is reported as 'likely' for

Voice and 'limited' for Data services. Three and Vodafone both report 'limited' Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone all report 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

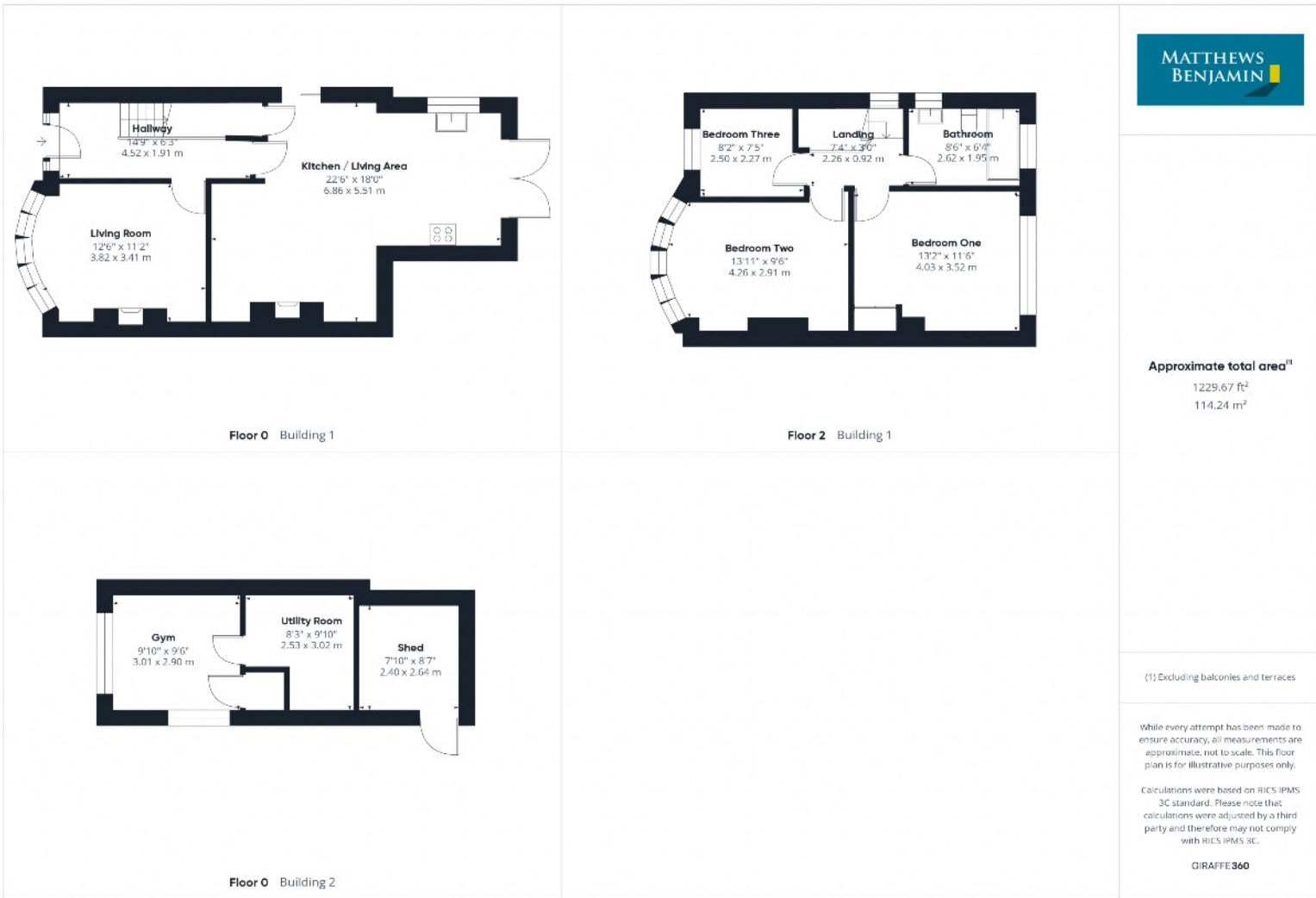
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed:

Neff 4 ring hob, Neff double oven, extractor fan and Haier dishwasher. Available by way of further negotiation is the hot tub.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

Score	Energy rating	Current	Potential
92+	A		94 A
89-91	B		
80-88	C		
69-79	D	56 D	
55-68	E		
39-54	F		
20-38	G		



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN
 t 01524 384960
 e sales@matthewsbenjamin.co.uk

