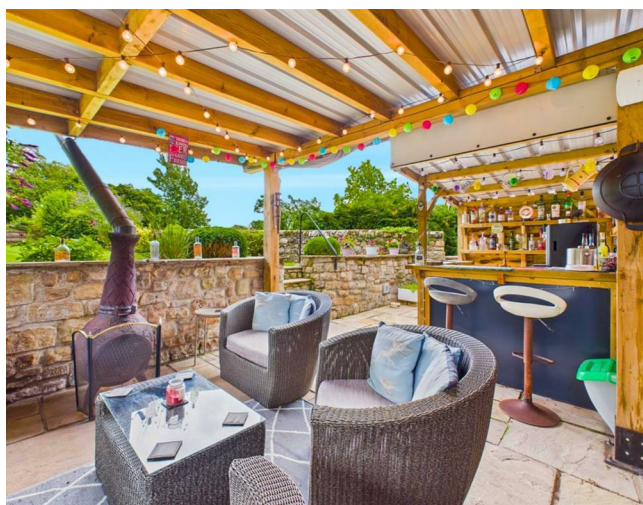
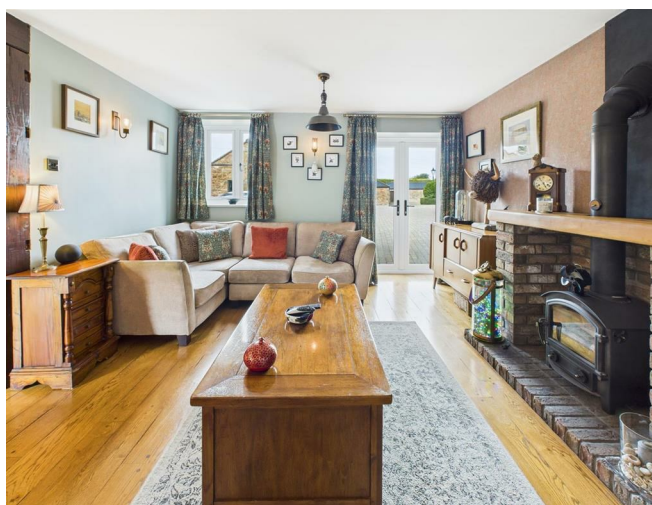


## Meadow Barn, 9 Leach House Lane, Galgate, Lancaster,



**£325,000**



Tucked away within generous, fully enclosed gardens, this enchanting two-bedroom detached barn conversion is full of character and charm. From the moment you arrive, you'll be captivated by the peaceful setting and the thoughtful details that make this home truly special.

Step inside to a beautiful open-plan lounge and dining room, where an abundance of natural light pours in, highlighting the feature brick fireplace with its multi-fuel stove - perfect for quiet evenings in. Solid oak flooring underfoot and oak doors throughout bring a sense of warmth and quality to every room. The ground floor also offers a stylish kitchen with integrated appliances and a handy cloakroom for added convenience.

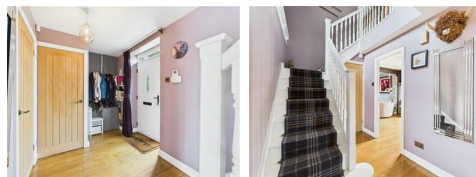
Upstairs, two generously sized double bedrooms await. The master enjoys its own en-suite, while a separate bathroom serves the second bedroom, ideal for guests or family.

Outside, the gardens have been carefully designed with entertaining in mind. Enjoy summer evenings under the pergola-covered bar, which has a pot belly stove for those cooler evenings, or cook up a feast in the dedicated BBQ area, or unwind next to the peaceful vegetable patch. With a garage and ample off-road parking, this home combines countryside charm with everyday practicality - a truly unique and inviting retreat.

This property is ideally located between Lancaster and Galgate. Situated right on the bus routes, it's easily accessible, yet still surrounded by beautiful natural landscapes.

This property is leasehold with a share of the freehold.

## Entrance Hallway



Stairs to the first floor with a feature exposed stone wall, understairs storage housing the combi LPG boiler, solid oak flooring, radiator.

## Cloakroom



Wash hand basin, extractor fan, oak floor, W.C.

## Kitchen



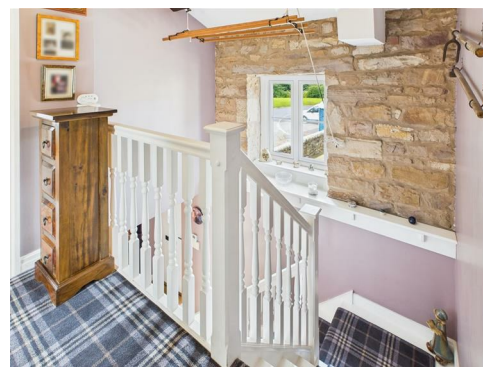
Double glazed window to the side, a range of beautifully crafted cabinets finished in a high white gloss offering a modern and sleek look, integrated washer/dryer, Neff induction hob and extractor hood, electric oven and grill, stainless steel sink, integrated dishwasher, integrated microwave and fridge/freezer, solid oak flooring,

## Lounge/Diner



Open plan Lounge and dining room with a feature brick fireplace with an inset multi-fuel stove, double-glazed patio doors to the front and rear, radiator and solid oak flooring.

## First Floor Landing



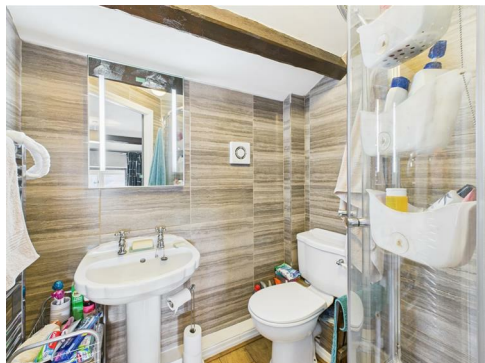
Double-glazed window to the front and exposed stone wall, radiator, carpeted floor, access to the loft.

## Bedroom One



Double-glazed windows to the front and side, radiator, laminate floor, exposed beams.

## En-suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, laminate floor, W.C.

## Family Bathroom



Double-glazed frosted window to the side, panelled bath, wash hand basin, extractor fan, exposed beam, radiator, tiled floor, W.C.

## Bedroom Two



Double glazed window to the side, exposed beams, radiator, laminate floor.

## Outside



Wonderful enclosed garden featuring an expansive lawn, bordered by a variety of trees and plants.

A charming covered pergola houses a bar and a pot belly stove, perfect for entertaining friends and enjoying the outdoors. The garden also benefits from a log store, a well-kept vegetable patch, multiple patio areas, and convenient access to the garage.

## Garage



Electric up and over door, power and light.

## Useful Information

Tenure Leasehold with a 1/9 th share of the Freehold

Council Tax Band (D) - £2,367.22

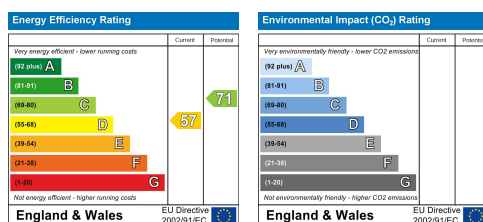
Service charge £70.00 per month.

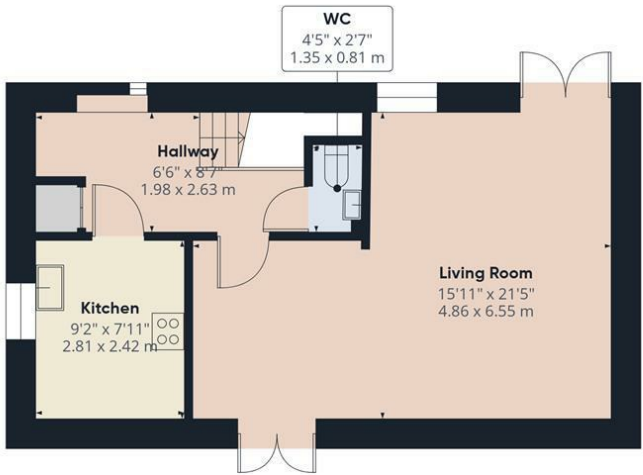
Included in Service Charge: Public liability insurance.

Communal gardening and cleaning (done by residents)

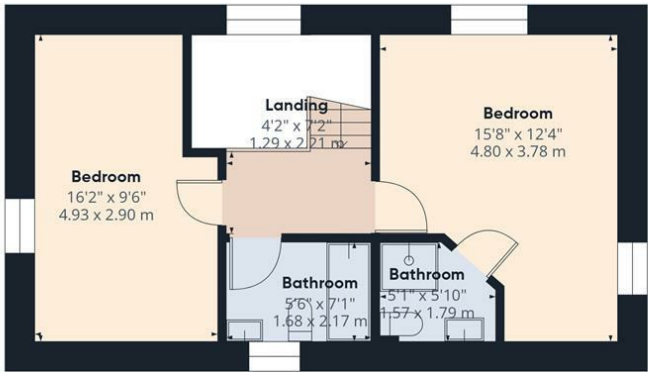
The residents run the management company among themselves.

Septic Tank emptied twice yearly.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
888 ft<sup>2</sup>  
82.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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