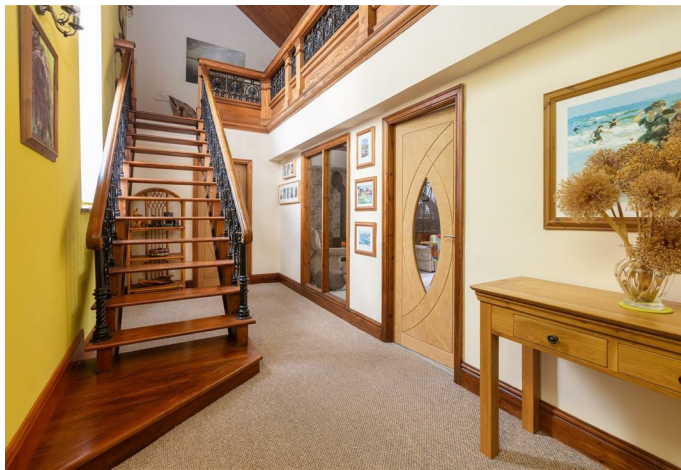




Folly Farm Folly Lane, Slyne, Lancaster, Lancashire, LA2 6AB

Presenting an exciting addition to the property market and boasting stunning rural views, is this impressive five bedroom farmhouse dating back to 1675 at the end of Folly Lane. The immaculately presented property is an ideal family home with its generously sized wrap around garden and spacious living accommodation which is spread across three floors. The unique property provides the perfect blend between contemporary finishes and character features including exposed beams, thick stone walls and attractive windows. The internal layout briefly comprises on the ground floor of a welcoming entrance hall, a handy WC, three reception rooms all fit with log burning stoves, a fitted kitchen, an inner hallway which leads to the integral garage and self contained annexe. To the first floor are three generously sized double bedrooms, one with an en suite and a three piece bathroom suite. To the second floor you have two further double bedrooms. Externally, the fantastic property sits on approximately an acre of land that wraps around the property with lawn areas, patios, gravel stone driveway with ample parking for multiple vehicles, a green house and a wood store. The property also has mature shrubs and trees with unrestricted views over rolling hills. A popular location, the property is well supported by a range of range of nearby amenities, including a Morrisons Local and a Spar within easy walking distance, with great access to the delightful Morecambe Bay and nearby city of Lancaster. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools and the M6 motorway.



Council Tax

Band F

Ground Floor

Porch

7'3" by 4'3" (2.22 by 1.3)

Windows to side aspects, stone flooring and ceiling light.

Hallway

7'2" by 19'0" (2.19 by 5.8)

Light and spacious hallway with feature window to front aspect, stairs to the first floor, electricity points and ceiling lights.

WC

5'2" by 6'6" (1.58 by 2)

Handy downstairs toilet with low flush WC, pedestal wash hand basin, window to side aspect, radiator and ceiling light.

Dining Room

12'6" by 24'7" (3.83 by 7.5)

Feature log burning stove, (awarded the coveted ClearSkies 5 award by Defra), feature beams, double doors opening out to rear garden, radiator, wall and ceiling lights.

Kitchen

9'10" by 19'1" (3 by 5.82)

Fitted kitchen with a range of base and wall mounted units, four ring ceramic hob, oven, large integral fridge, large integral freezer, integral dishwasher, sink and drainer unit. The room also has windows to rear and side aspects, door to the side leading to garden, radiator, electricity points and ceiling lights.

Snug

14'5" by 19'4" (4.4 by 5.9)

Feature log burning stove with backboiler, windows to side and rear aspects with window seats, shelving, radiator, electricity points feature beams and ceiling light.

Lounge

20'2" by 22'11" (6.16 by 7.01)

Feature log burning stove, windows to front aspect, feature beams, radiators, electricity points and ceiling spot lights.

Inner Hallway

6'0" by 35'5" (1.85 by 10.8)

Stone flooring, windows to rear aspect, door to the rear leading to the garden and ceiling lights.

Annexe Area

Self contained annexe.

Annexe Kitchen Living Area

11'1" by 20'6" (maximum measurements) (3.4 by 6.25 (maximum measurements))

Fitted kitchen with a range of base and wall mounted units, four ring ceramic hob with oven beneath, plumbing for a washing machine, space for fridge freezer, sink and drainer unit. The room also has stairs leading to the bedroom, window to front aspect, radiator, electricity points and ceiling spot lights.

Annexe Shower Room

6'6" by 5'6" (2 by 1.68)

Three piece suite comprising a shower cubicle, low flush WC and pedestal wash hand basin. The room also has a towel radiator, extractor fan, and spot lights.

Annexe Bedroom

11'2" by 13'10" (3.42 by 4.22)

Double bedroom with two velux windows, access to storage in the eaves, radiator, feature beams, electricity points and ceiling light.

Integral Garage

14'5" by 22'11" (4.4 by 6.99)

Spacious garage that has the potential to be turned into a second self contained annexe with power, lighting and up and over door to the front.

First Floor

Landing

10'7" by 40'4" (maximum measurements) (3.25 by 12.3 (maximum measurements))

With window to front aspect, storage cupboard, electricity points and ceiling lights.

Bathroom

7'0" by 8'5" (2.14 by 2.57)

Three piece suite comprising a panel bath with shower over, low flush WC and vanity unit with wash hand basin above. The room also has a window to rear aspect, towel radiator and ceiling lights.

Bedroom One

16'3" by 14'8" (4.97 by 4.48)

Double bedroom with fitted wardrobes to one side, windows to both side aspects, radiators, electricity points and ceiling light.

Bedroom Two

13'0" by 23'9" (maximum measurements) (3.98 by 7.26 (maximum measurements))

Double bedroom with fitted wardrobes, windows to front aspect, feature beams, feature stone wall, radiators, electricity points and ceiling lights.

En Suite

7'2" by 7'1" (2.2 by 2.16)

Three piece suite comprising a panel bath with shower over, low flush WC and pedestal wash hand basin. The room also has a window to rear aspect, radiator and ceiling lights.

Bedroom Three

9'0" by 24'10" (2.76 by 7.58)

Double bedroom with windows to rear aspect, radiators, electricity points and ceiling lights.

Second Floor

Landing

7'3" by 13'6" (2.22 by 4.13)

Feature beams, velux window and storage cupboards.

Bedroom Four

7'4" by 17'0" (2.25 by 5.2)

Double bedroom with velux windows, feature beams, window to side aspect, electricity points, radiator and wall light.

Bedroom Five

7'9" by 14'4" (2.38 by 4.37)

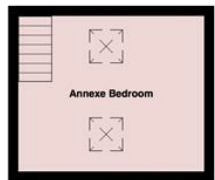
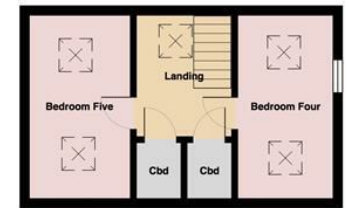
Double bedroom with velux windows, feature beams, electricity points, radiator and wall light.

External

This fantastic property occupies an acre of garden and grounds with a magnificent Victorian style greenhouse and several outbuildings. Look out for the secret seating area and enjoy canal walks from your own lane!







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	58	74
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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