





## Pear Tree Barn, Galgate, Lancaster, LA2 0LQ

Perched on the banks of Lancaster canal and offering a truly unique opportunity in the desirable village of Galgate, is this stunning four bedroom barn conversion known as Pear Tree Barn. With picturesque views and South facing aspects, this impressive family home offers the perfect blend between character features and contemporary finishes, along with boasting generously sized living accommodation spread over three floors. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall, a handy utility room, a WC and two sizeable integral garages with both providing enough space to accommodate a motor vehicle. Up to the first floor and you are greeted by a striking coach house window which floods the property with light, and this then leads to an inviting lounge complete with a feature stone fireplace and patio doors that lead out to a relaxing terrace overlooking the canal. Also to the first floor is the spacious farmhouse style kitchen diner and an office which could easily be used as a fifth bedroom if needed. Occupying the second floor is the master bedroom with ensuite shower room, two further good sized double bedrooms, a single bedroom that is currently utilised as a dressing room with fitted wardrobes, and a four piece family bathroom suite. Externally, the stone built property provides plenty of off road parking in a secure courtyard, a delightful canal-side patio area and an additional patio seating area to the side where the setting sun can be enjoyed at its most. In addition to this, the convenient location of the property enables easy access onto the M6 motorway, as well direct access into Lancaster city centre with its wide range of amenities including shops, schools, the highly regarded University of Lancaster, a mainline railway station and the Royal Lancaster Infirmary. Galgate itself is a thriving village with excellent nursery and primary school provision, doctors surgery, pharmacy, pub and basic shopping facilities.



## Ground Floor

### Entrance Hall

Welcoming entrance hall and hallway, with stairs leading up to the first floor, built in storage cupboard, a radiator and ceiling light.

### Utility Room

Handy utility room ideal for muddy boots and coats, offering a range of base and wall mounted units, plumbing for a washing machine, space for a dryer, radiator and ceiling light.

### WC

Well positioned straight from the garages, with a low flush WC, window to front aspect, radiator and ceiling light.

### Garage 1

Large integral garage providing plenty of room to house a motor vehicle. With an electric up and over door, power and lighting.

### Garage 2

Ever so slightly smaller than Garage 1 but still plenty of room to accommodate a motor vehicle. Also with an electric up and over door, power and lighting.

## First Floor

### Kitchen Diner

Sizeable, open plan kitchen diner with a characterful farmhouse style and a real social hub of the home. Kitchen comprises of a range of base and wall mounted units, gas Range cooker, plumbing for a dishwasher, space for fridge freezer, a central island and a large Belfast sink. The dining area boasts a desirable log burning stove, windows to front and rear aspects, radiators, ceiling and wall lights.

### Lounge

Hugely inviting lounge which enjoys the best of the stunning canal and rural views, complemented further by providing access onto a balcony terrace. Also with a striking stone feature fire place which houses a log burning stove, windows to front, side and rear aspects including views over Lancaster canal, a radiator, ceiling and wall lights.

### Bedroom / Study

Versatile room currently utilised as an office, could also be used as a fifth bedroom. With a window to front aspect, radiator and ceiling light.

## First Floor Landing

Light and spacious landing area, enjoying a spectacular large coach house style window that also provides side access out onto a South facing patio seating area. Also with a radiator, storage cupboard and ceiling lights.

## Second Floor

### Master Bedroom

Large master bedroom with more impressive views, plus, a radiator and ceiling light.

### Ensuite Shower Room

Recently upgraded three piece suite comprising of a large shower cubicle, a low flush WC and a wash hand basin. Also with a towel radiator, window to front aspect and ceiling light.

### Bedroom Two

Good sized double bedroom with windows to front and side aspects, radiator and ceiling light.

### Bedroom Three

Third good sized double bedroom, with windows to front and side aspects including views over Galgate Marina the canal, radiator and ceiling light.

### Bedroom Four

Currently used as a dressing room and boasting fitted wardrobes, would also work as a bedroom. With a window to front aspect, radiator and ceiling light.

### Bathroom

Four piece bathroom suite comprises of a large corner bath, a corner shower cubicle, a low flush WC and a vanity unit with wash hand basin. Also with a window to front aspect, towel radiator and ceiling lights.

### Landing

Spacious landing area, with a large storage cupboard housing the gas central heating combi boiler and also a loft hatch providing loft access which is boarded, insulated and provides valuable storage.

### External

Externally, the stone built property provides plenty of off road parking in a secure gravel courtyard, a delightful canal-side patio with mature planted borders and where the setting sun can be enjoyed the most, and an additional patio seating area surrounded by well stocked flower beds can be found to the side.

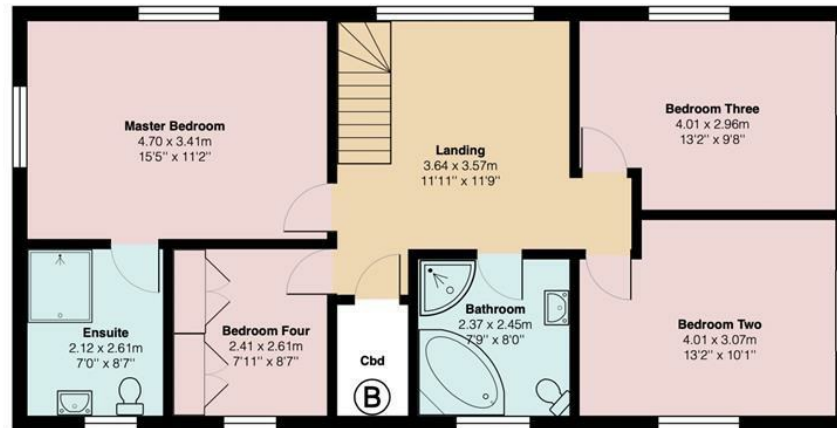
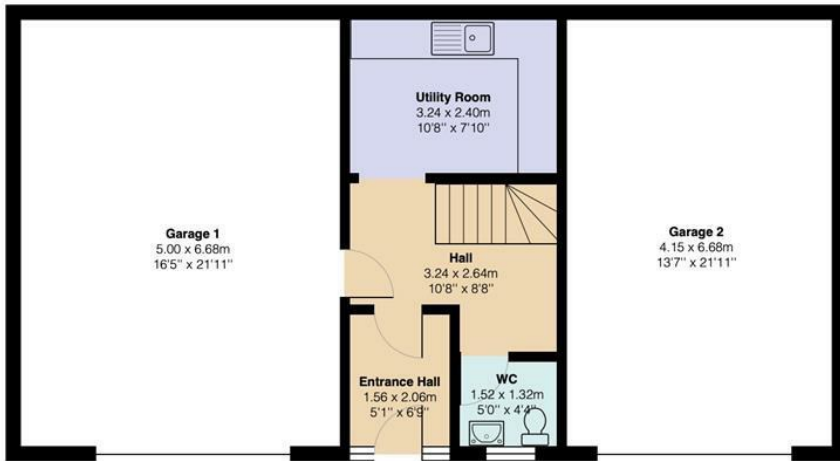












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	71	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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