



Lower Bank House Thurnham, Lancaster, LA2 0AZ

Built in 1812, this spacious detached farmhouse is the perfect seaside retreat. Offering something from everyone and spanning over 2400ft², this beautiful home has five double bedrooms, three generous reception rooms and ample scope to improve the home further. With a large boot room, utility room and a second floor which could be converted into an incredible master suite, with ensuite and dressing area - the possibilities with this home are endless. Icing on the cake - breathtaking, uninterrupted views across Morecambe Bay. Sit back in front of the cosy multi-fuel stove and watch the waves roll by with the sunsetting in the distance.

Thurnham is a small village located to the south of Lancaster City Centre. Situated in a rural setting, this incredible home is only a 15 minute drive from the city centre and has access points for the M6 motorway at junctions 33 and 34. With surrounding villages including Glasson Dock and Cockerham, there are many local attractions to explore including the historic Port of Lancaster and the famous Walling ice-cream. With ease of access to the Royal Lancaster Infirmary, the West Coast Mainline train station of Lancaster, as well as a plethora of seaside walks on your doorstep.



Layout (With Approx. Dimensions)

Ground Floor

Boot Room

14'3" x 9'8" (4.36 x 2.96)

Entered via a UPVC double glazed door, this spacious room provides the perfect back drop for a creating an exceptional Boot Room. With a UPVC double glazed window overlooking the side garden, beams to the ceiling, tiled flooring and a radiator. A farmhouse wooden door leads into:

WC

Fitted with a two piece suite comprising a WC and a wash hand basin, this room houses a Worcester oil fired central heating boiler (replace approx. 3 years ago) and provides ample room for additional storage.

Kitchen Diner

15'4" x 13'11" (4.69 x 4.25)

Entered via a wooden stable door, this beautiful farmhouse kitchen was installed approx. 6 years ago and is fitted with a range of wall and base units with a complementary butchers block worktop over and an insect Belfast sink unit with mix. With a feature Stanley range cooker, set in a period stone surround. With space for a freestanding fridge freezer, a UPVC double glaze window overlooking the rear garden, character wooden beams to the ceiling, downlighters and tiled flooring. This rooms provides ample space for a sizeable dining table, making this room the heart of this home. A wooden internal door leads in to:

Utility Room

10'2" x 6'0" (3.10 x 1.85)

Fitted with a range of wall and base units and a complementary work top over, providing ample storage. Fitted with a UPVC double glazed window, plumbing for a washing machine and a dishwasher. A tiled flooring and character wooden beams complete this useful room.

Living Room

13'10" x 13'7" (4.23 x 4.16)

This cosy room is fitted with a feature log burning stove, set in a period stone fire surround and set upon a Slate hearth. With a UPVC double glazed window showcasing uninterrupted views across Morecambe Bay - sit back and watch the sunset from the comfort of your armchair. With a UPVC double glazed entrance door, laminate wooden flooring and character beams to the ceiling.

Study/Sitting Room

10'1" x 9'10" (3.08 x 3.02)

Fitted with a UPVC double glazed window showcasing incredible open views across Morecambe Bay. With laminate flooring and wooden French doors leading into:

Conservatory

18'10" x 14'1" (5.75 x 4.30)

Replaced approx. 10 years ago, this large and spacious room provides the perfect block drop for any occasion. Invite the whole family lunch, organise a gathering or simply sit back and watch the waves roll by. Of a UPVC double glazed construction with an insulated roof, this room comprises tri-fold doors which lead out to the rear garden, a handy side entrance door and tiled flooring.

Inner Hall

A wooden door leads from the Living Room, to an inner hall with a handy understair storage area. With stairs leading to the first floor, this area is fitted with a large UPVC double glazed window, exposed stone walling and a radiator.

Bathroom

Fitted with a three-piece suite comprising a WC, a wash hand basin and a bath with tiled surround. With a UPVC double glazed frosted window, character beams to the ceiling, an extractor point and a heated towel rail.

Bedroom One

16'7" x 14'0" (5.07 x 4.29)

The truly special room, providing a perfect balance of natural light and space. Fitted with a UPVC cathedral style window showcasing open views across Morecambe Bay towards Heysham, and the surrounding Lancashire countryside. With character beams to the ceiling and a radiator.

Bedroom Three

13'11" x 13'5" (4.25 x 4.10)

Giving subtle nods to this properties history, this beautiful room is fitted with the original stone fire surround, creating a beautiful focal point. With a UPVC double glazed window showcasing breathtaking views across Morecambe Bay, character wooden beams to the ceiling and a radiator.

Bedroom Four

10'1" x 10'0" (3.08 x 3.07)

Fitted with a UPVC double glazed window showcasing view across Morecambe Bay. With the original stone fire and surround, character wooden beams to the ceiling and a radiator.

Second Floor Landing

Stairs lead to a spacious second floor galleried landing area. This beautiful space provides the perfect backdrop for creating an incredible suite / self contained area. With a large bedroom which could be converted into a studio area, a separate bedroom which could be converted into a ensuite bathroom and the landing area which Ould be a perfect dressing area. The possibilities are endless. With a UPVC double glazed cathedral style window, character wooden beams to the ceiling and a radiator. This area opens into:

Bedroom Two

22'4" x 13'5" (6.81 x 4.09)

A truly spacious room, fitted with two Velux double glazed windows, character beams to the ceiling and two radiators.

Bedroom Five

9'10" x 9'5" (3.01 x 2.89)

Fitted with a Velux double glazed window, character beams to the ceiling and radiator.

Outside

To the front of the property a gated entrance can be found, with a pathway leading to the original front door for the home. To the side, off road parking for approx. Three cars can be found, leading to the rear garden, where a laid to lawn garden can be found. With mature shrubs and trees, this provides the perfect backdrop for watching little ones run and play or simply sitting back on a summers evening watching the sea roll by.

Services

Mains electric, Oil central heating, mains water and drainage via septic tank.

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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