



Berrys Farm Cottage Conder Green Road, Conder Green, Lancaster, LA2 0BG

Located in a quiet and secret position, this stunning two bedroom period cottage is certain to attract many. With a spacious open plan living space incorporating a Living Breakfast Kitchen, perfect for entertaining or cosy nights in front of the electric log burning stove, this beautiful home offers two sizeable bedrooms, a stunning four piece bathroom, exposed wooden beams and an array of breathtaking views across the Lancashire countryside and beyond.

Located in the hamlet of Conder Green on the outskirts of Lancaster City Centre, this beautiful area is a walker and nature lovers paradise. With the port of Lancaster, also known as Glasson Dock less than a 5 minute driveway, venture along the old railway path which leads into Lancaster or the Lancaster Canal, with its original lock gates. With access to the M6 motorway in approximately 10 minutes and the West Coast Mainline station of Lancaster, you are never too far away from a plethora of excellent transport links.



Layout (With Approx. Dimensions)

Ground Floor

Open Plan Living Breakfast Kitchen
19'10" x 14'11" (6.06 x 4.57)

Entered via a UPVC double glazed door, with matching side window, this beautiful room provides the perfect back drop of social gatherings, or cosy nights in front of the electric log burning effect stove. Fitted with a range of wall and base units, with a complementary Oak, butchers block worktop over and a stainless steel sink unit, with mixer tap and drainer. Fitted appliances include a four ring electric induction hob, with an extractor hood above and an oven below, as well as an integrated fridge and freezer. With plumbing for a washing machine, this area has a handy breakfast bar with storage underneath. With an additional two UPVC double glazed windows, this room has ample natural light, whilst nods to the property origins as a barn can be seen, with wooden exposed beams. With stairs leading to the first floor, a Dimplex electric wall mounted electric radiator, downlighters and wooden flooring.

First Floor Landing

Stairs lead from the living area to a spacious First Floor, fitted with a UPVC double glazed window showcasing breathtaking views across the surrounding Lancashire countryside. With character wooden beams to the ceiling and doors providing access to the bedrooms and bathroom, this area is fitted with a wall mounted Hyca electric radiator.

Bathroom
8'2" x 7'10" (2.51 x 2.40)

Fitted with a four piece suite comprising a WC, a wash hand basin, a roll top bath with Victorian taps and shower attachment, as well as feature clawfoot feet, completed by a large walk in shower with dual shower heads and PVC panelled surround. With a UPVC double glazed frosted window, downlighters, an extractor fan and a large heated towel rail.

Bedroom One
11'11" x 11'8" (3.64 x 3.56)

A bright and spacious room, fitted with two UPVC double

glazed windows showcasing incredible views across the surrounding countryside. With a range of built-in wardrobes with sliding mirror doors providing exceptional storage. This area also houses the hot water cylinder for the property, making clothes beautifully aired. As well as character wooden beams to the ceiling and a wall mounted Hyca electric radiator, access to a loft space can also be found via a drop-down ladder.

Bedroom Two
11'5" x 9'10" (3.48 x 3.02)

A second generous bedroom, fitted with a UPVC double glazed window, portraying beautiful views across the surrounding countryside. With a wall mounted Hyca electric radiator, this room has ample space for sizeable bedroom furniture.

Outside

To the front of the property a paved pathway can be found, with parking for one car. To the side, the cobbled driveway extends, providing a second parking space, with a secure gate and stone built wall, providing private access to a rear garden. To the rear, an Indian sandstone paved garden can be found, providing purchasers with a slice of paradise. Beautifully presented with raised panted borders, there is ample space for a sizeable table, perfect for alfresco dining. A handy wooden garden shed can also be found, perfect for storing outdoor items securely.

Services

Mains electric, mains water and drainage via a shared septic tank.

We understand from the vendors, that the tank is service yearly by Fawcetts Groundwork's Engineering. All maintenance costs are shared by the 5 properties within the courtyard and the tank is located across the road, in the farmers field.

Council Tax
Band B - Lancaster City Council.

Tenure
Freehold.

Viewings

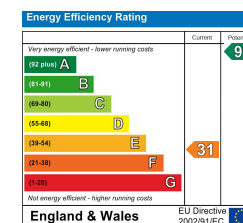
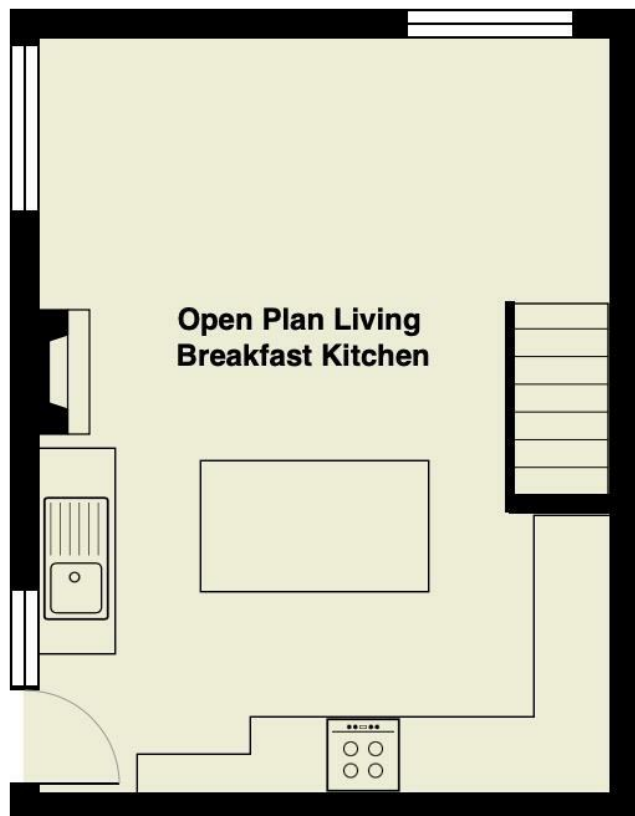
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Energy Performance Certificate

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