



3 Stable Yard Cottages, Dolphinholme, Lancaster, LA2 9BU

Nestled within the sought after village of Dolphinholme and offering plenty of scope for modernisation, is this deceptively spacious two bedroom mid-terraced cottage that boasts stunning rural views to both front rear aspects. Lying within the spectacular Forest of Bowland AONB, the charming property has been well maintained over the years and now presents an ideal opportunity for a new owner to put their own stamp on a characterful home, that also comes with a desirable garage / workshop. Internally, the stone built terrace briefly comprises on the ground floor of an entrance hall, a sizeable open plan lounge / diner complete with feature fire place, a part fitted kitchen, a conservatory and a contemporary three piece shower room suite. To the first floor are two double bedrooms where the eye catching views can be enjoyed at their best. Externally, a recently landscaped patio garden can be found to the rear with raised flower bed borders and gated access to a lane at the back which enables vehicular access to the single garage. The garage would also make an ideal workshop and benefits from power and lighting. Situated to the south of Lancaster, the property is well supported by local amenities including a very popular pub, a tennis court, bowling green and a children's play area, as well as being within the catchment area of an outstanding primary school and highly regarded secondary schools. For commuters, the property sits within a 5 minute drive of the M6 motorway, as well as being within a 15 minute drive of Lancaster city centre and its mainline railway station.



Ground Floor

Lounge / Diner

Spacious and inviting lounge / dining space with a feature fire place with electric fire, access to a large under stairs storage cupboard, a window to front aspect, radiators and wall lights.

Kitchen

Part fitted kitchen with a range of base and wall mounted units, space for cooker, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Window to rear aspect, door leading into to conservatory, radiator and ceiling light.

Conservatory

Versatile space with windows overlooking the rear garden and a wall light. Door leading out on to rear garden.

Shower Room

Three piece suite comprising of a large shower, a low flush WC and pedestal wash hand basin. Window to rear aspect, radiator and ceiling light.

First Floor

Bedroom One

Large double bedroom with a built in sink, a fitted wardrobe, window to front aspect, radiator and ceiling light.

Bedroom Two

Double bedroom with a fitted cupboard housing the gas central heating boiler, a window to rear aspect, radiator and ceiling light.

External

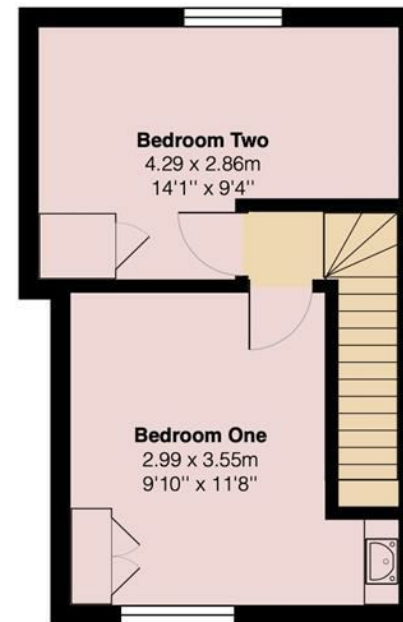
Recently landscaped rear patio garden with Indian stone flags, a raised beds to the borders and gated access to the rear. The landscaping also included new drains. On street parking to the front or inside the single garage. Garage is part of a row and offers great storage space along with potential for a workshop with it boasting power and lighting. There is alone to the side of the cottages that extends round to the back for the four cottages of Stable yard. No.3 owns this land with the other three properties having a right of access over it.

Council Tax

Band C







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<small>Most energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		87	68	<small>Most environmentally friendly - lower CO₂ emissions</small> (82 plus) A (61-81) B (49-60) C (35-48) D (19-34) E (11-30) F (1-10) G <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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