



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Bloomfield, Cockerham Road, Bay Horse, LA2 0HE

"Offers In Excess Of" £700,000

In an elevated position and set back off its Cockerham Road frontage, this traditional small farmstead offers commanding views over the South Lancaster countryside with particularly attractive long distance views east to the Bowland Fells - an area of outstanding natural beauty (A.O.N.B).

The unimproved three bedroomed farmhouse has scope to extend and the early-mid 20th century range of farm buildings present an opportunity for major redevelopment or rationalisation for recreational/semi commercial activity ancillary to create an enhanced family home(s) - subject to planning permission.

In summary, Bloomfield offers scope to renovate or redevelop to create an individual dream home or extended family hamlet, in a scenic rural setting within 5 minutes drive from Junction 33 of the M6 motorway, 6.5 miles South of Lancaster City Centre or 5 miles North of the attractive market town of Garstang.



Bloomfield , Cockerham Road, Bay Horse, LA2 0HE

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

GROUND FLOOR

HALLWAY

19' 0" x 5' 2" (5.8m x 1.6m)

LOUNGE

22' 7" x 11' 5" (6.9m x 3.5m) Tiled fireplace

DINING ROOM

13' 1" x 12' 1" (4m x 3.7m) Tiled fireplace

KITCHEN

11' 1" x 8' 10" (3.4m x 2.7m) Matching base and wall units to 3 walls, part tiled, single drainer stainless steel sink, space for cooker, fluorescent light

REAR VESTIBULE

5' 2" x 3' 3" (1.6m x 1m) Understairs store off

REAR PORCH

5' 2" x 7' 10" (1.6m x 2.4m) PVC frame & fully glazed

UTILITY/STORE

9' 2" x 11' 5" (2.8m x 3.5m) Meters

FIRST FLOOR

BEDROOM ONE

13' 3" x 12' 3" (4.05m x 3.75m)

BEDROOM TWO

11' 5" x 10' 2" (3.5m x 3.10m)

BEDROOM THREE

12' 1" x 11' 5" (3.7m x 3.5m)

BATHROOM/WC

12' 3" x 8' 11" (3.74m x 2.73m) Matching suite in avocado comprising bath with shower over, wash hand basin, WC, part tiled walls, built in cylinder & airing cupboard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band F
Local Authority	
EPC Rating	21f

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Bloomfield, Cockerham Road, Bay Horse, LA2 0HE

OUTSIDE

EX DAIRY/WASH HOUSE

10' 0" x 7' 10" (3.05m x 2.4m) Incorporating W.C, glazed Earthenware sink, plumbed for washer, stone & slate roofed construction

STORE

10' 2" x 9' 2" (3.10m x 2.8m)

GARAGE

21' 3" x 10' 5" (6.5m x 3.2m) Stone/block walls & flat felt roof, oil central heating boiler shed & free standing oil storage tank

BOILER HOUSE (LEAN TO THE MAIN HOUSE)

Oil c.h boiler & oil storage tank

FARM BUILDINGS

WEST BARN

30' 6" x 18' 0" (9.3m x 5.5m) Part loft over

LEAN-TO COW SHED

30' 6" x 18' 5" (9.3m x 5.63m)

TRACTOR SHED

27' 6" x 18' 8" (8.4m x 5.7m)

DUTCH BARN

49' 2" x 17' 8" (15m x 5.4m)

CATTLE SHED

58' 4" x 22' 11" (17.8m x 7m)

THE LAND

Large garden/drive curtilage, yard and ancillary land extending overall to 7000 sq metres (1.70 acres) edged red on attached map extract

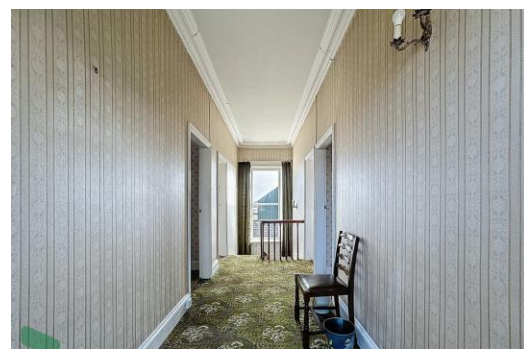
PLEASE NOTE

A small amount of additional land available by separate negotiation

Services: The house is connected to mains supplied water and electricity, old fired central heating installed drainage to a septic tank within the garden curtilage

Viewings by appointment

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

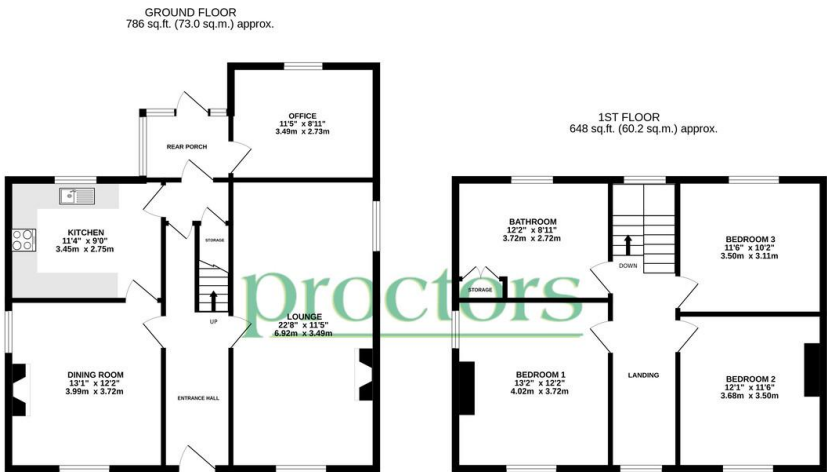
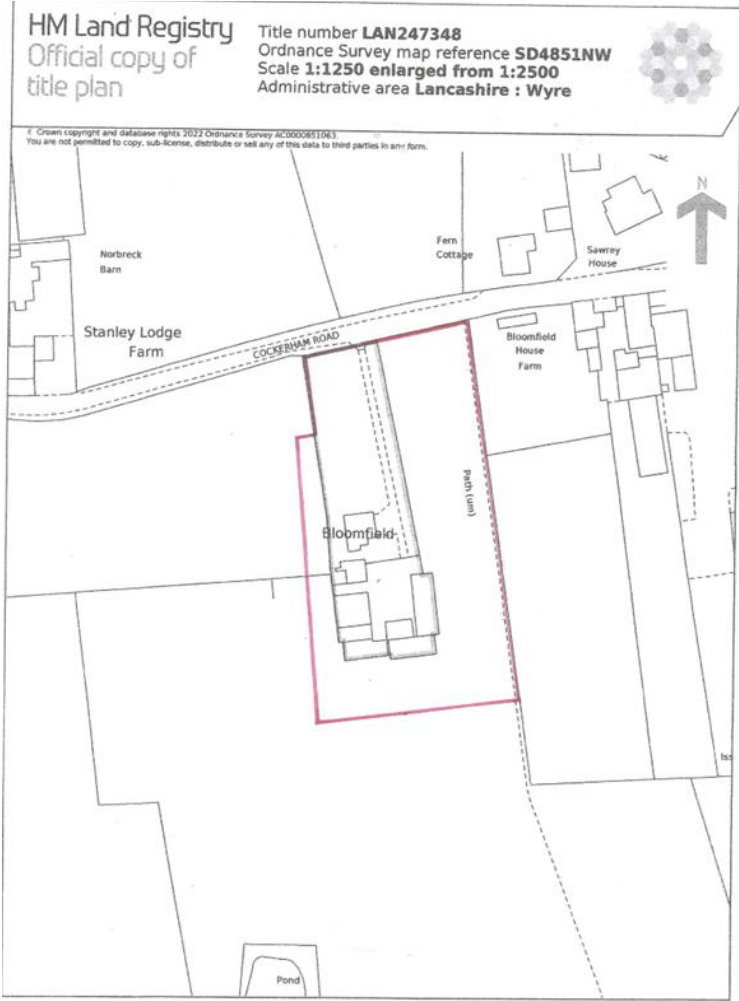
2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Bloomfield, Cockerham Road, Bay Horse, LA2 0HE



BLOOMFIELD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 1433 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix 02025



Proctors Blackburn
2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

