



20 Hala Road, Lancaster
£500,000





20 Hala Road

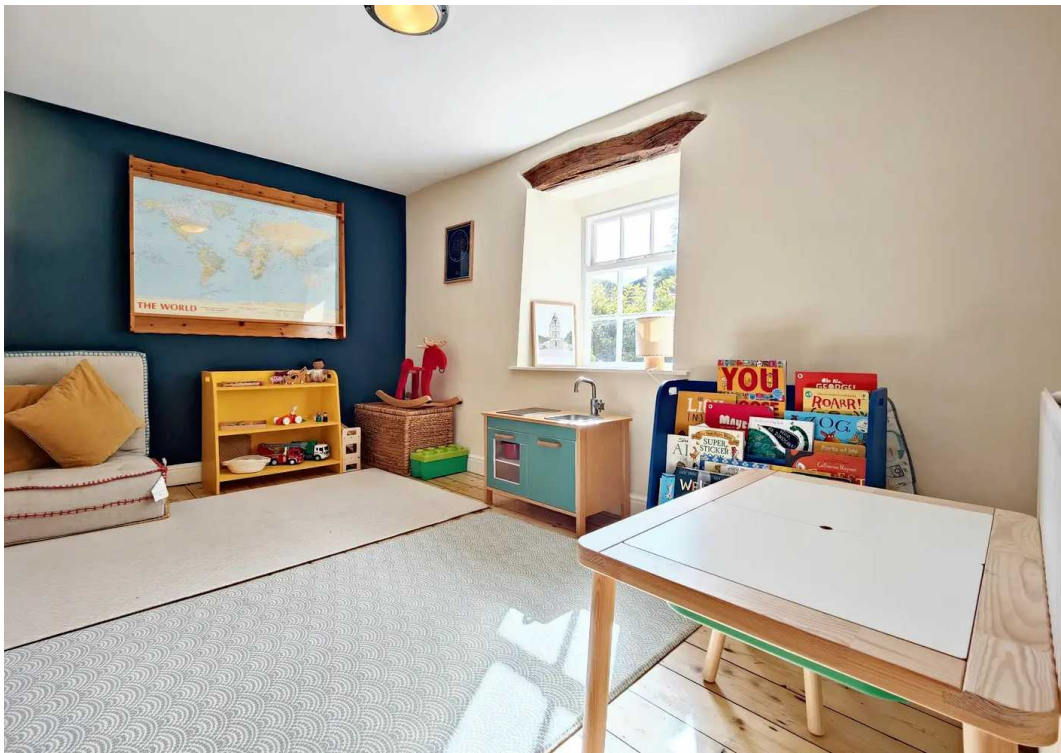
Lancaster, Lancaster

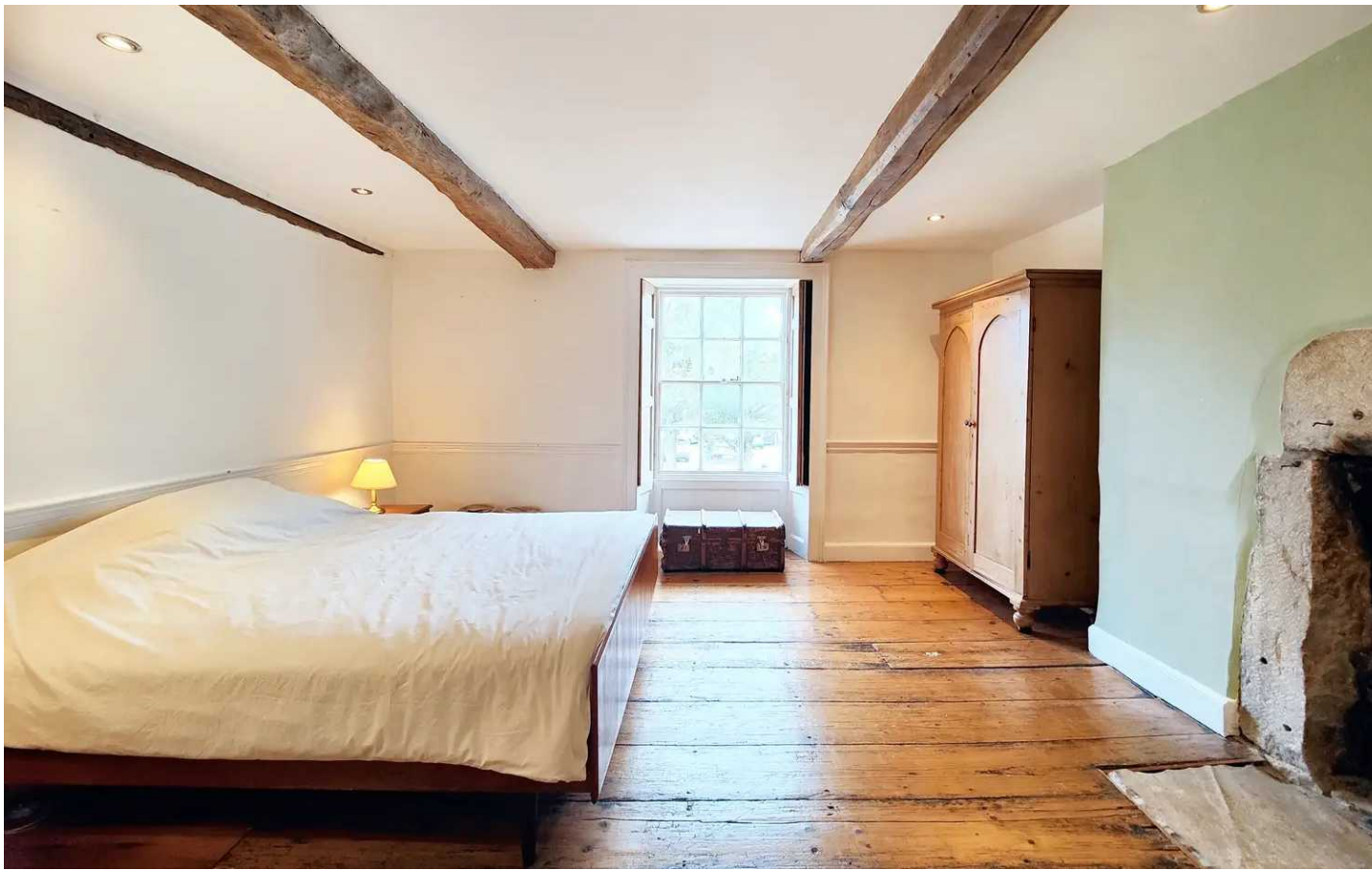
This Grade II listed 5-bed house in Scotforth blends original features with contemporary living. With 3 reception rooms, 2 bathrooms, a cellar, and a south-facing garden, this property offers ample space. A detached barn adds versatility. Don't miss the chance to own a piece of history in this desirable area. Arrange a viewing now!

Council Tax band: C

Tenure: Freehold

- Grade II Listed House
- 5 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- 3 Floors & Cellar
- Superb Original Features
- Detached Barn
- South Facing Garden
- Sought After Scotforth
- Great Local Amenities
- Transport & Travel Links





Scotforth, South Lancaster

Today Old Hala Farm sits on Hala Road in the highly sought after residential area of Scotforth on the south side of Lancaster close to all local amenities. Booths supermarket is just across the road and within walking distance are a variety of local shops and businesses. Scotforth is only a five minute commute to Lancaster University and the M6 motorway junction. Lancaster city centre with a whole host of amenities from theatres and cinemas to independent retailers and historic public houses is easy to access. Lancaster's major hospitals are also easy to reach from this location. It really is all on your doorstep at Old Hala Farm.

Welcome to Old Hala Farm

Above the stone door step and impressive front door the stone lintel reads EM IM 1698. In 1698 Scotforth was very different and Old Hala Farm sat alone, a detached and relatively isolated rural Farmhouse with farm yard and barn behind in what was then the hamlet of Scotforth. The farm was owned by John and Elizabeth Mackerell, hence the M in the date stone. The farm was extensively re-modelled in 1850. Step inside and you will find this Grade II listed property retains all the charm and character of that detached farmhouse whilst offering the space and situation perfectly suited to a modern family. This truly is the best of all worlds. In front of you an impressive arched Georgian window occupies the southern wall. Spanning three floors this window bathes the house in natural sunlight. The central staircase winds up to the top floor displaying superb craftsmanship and there is a solid stone flagged floor at your feet.

Living Space

On the ground floor you will find three reception rooms each with their own function and each packed full of charming character details. The front lounge, as with the other rooms, has shuttered windows and a traditional pine door. The exposed beams have a timeless appeal and the open fire with it's traditional fireplace is a real focal point. There are alcove cupboards to either side of the chimney breast. The



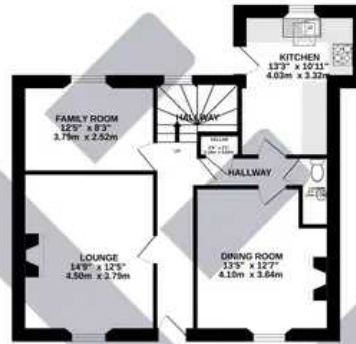
THE BARN
709 sq.ft. (65.5 sq.m.) approx.



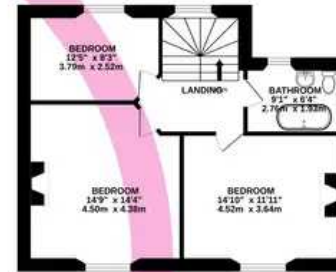
CELLAR
127 sq.ft. (11.7 sq.m.) approx.



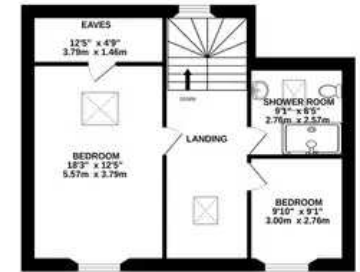
GROUND FLOOR
117 sq.ft. (10.8 sq.m.) approx.



1ST FLOOR
117 sq.ft. (10.8 sq.m.) approx.



2ND FLOOR
679 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 2800 sq.ft. (260.1 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 as to their operability or efficiency can be given.

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