



Five Ashes Farmhouse

A detached former period farmhouse that has been sensitively upgraded, extended and tastefully presented to offer extensive accommodation that has a wonderfully family friendly and sociable feel. Offering great space, this is undoubtedly an ideal family house that would also suit a professional couple looking to work from home, entertain frequently or simply spread out and embrace the flexible space. Scoring high in location terms, this rural setting is both quiet and peaceful with delightful open country views, it maintains excellent accessibility for road and rail links and is perfectly placed for commuting to the University of Lancaster. The well-proportioned and characterful accommodation is set out over three floors and comprises four reception rooms, a dining kitchen and combined cloakroom/utility room. Five double bedrooms are set out over two floors and are served by an ensuite bathroom, ensuite shower room and a house bathroom. Outside there is good off-road parking provision, a large single garage and delightful gardens which face west and command views over adjoining fields. With short/mid-term letting potential, this is a super opportunity to experience country life in a charismatic period home without any of the remoteness often associated with living more rurally.

STEP INSIDE

Full of attractive character architectural detailing, the former farmhouse offers comfortable living on three floors with rooms being a good size. Follow us as we give you the full tour...

Whilst there is a door on the front elevation, it's probably the back door you'll use on a daily basis as its next to the garage and parking area and so far more convenient if you have shopping to bring in or wet coats and boots to take off.

Step through the flagged rear porch and there is a combined utility room/cloakroom, the serviceable flagged floor continues into here and into the kitchen too. In the utility, cream shaker cabinets (matching those in the kitchen) provide storage and there is a loo, wash basin and plumbing for your washing machine. A stable door opens to the wonderfully welcoming dining kitchen with extensive cabinets having granite worktops and a wooden topped central island unit extending into a breakfast bar. It's a generous and light filled room and there's plenty of room for a dining table in front of the fitted curved bench seat – an inviting arrangement for weekday breakfasts and suppers. The kitchen has an opening through to the separate dining room, a charismatic room with French doors to the garden, exposed stone-work, a window seat, old pine alcove cupboard and a lovely oak boarded floor.

Walking through the house, you'll next reach the staircase hall and front door. Continue through to three well connected reception rooms; a snug, sitting room and garden room. The snug and sitting room are linked by a double-sided wood burning stove set into a central chimney breast and both have areas of exposed feature stone walling. There are French doors out from the sitting room to the garden and from the snug to the wonderful garden room which is glazed to three sides, has a ceiling rising to the roof's apex and doors out to the garden. It's light, airy and has super views. These separate, but connected reception rooms, create a great layout for day-to-day family living as well as when having friends over.



Taking the stairs, five double bedrooms are laid out over the first and second floors and all have good open views of the surrounding countryside. The four first floor bedrooms all have oak boarded floors. The principal bedroom with ensuite shower room is a lovely room, with a cast iron feature fireplace, window seat and two built in wardrobes. There's an ensuite shower room with good storage, a large shower, wash basin and loo. The second bedroom has a triple aspect and a ceiling which rises into the roof line, the combination making it wonderfully light and airy. The third bedroom has a window seat and cast iron feature fireplace. The fourth bedroom on this floor is a smaller double with a built in wardrobe. Enjoying a view out over the rear fields, it would make a great home office if you didn't need all the bedrooms to be slept in. Serving the second, third and fourth bedrooms is an attractively fitted house bathroom which offers a double ended bath (complete with a cracking country view!), separate shower, vanity unit and loo. Rising to the second floor and set into the roofline is the fifth double bedroom, a large room with an ensuite bathroom. Offering a degree of independence and separation, this whole floor would make a super main bedroom suite, ideal guest accommodation or be a fabulous bedroom for a teenager with room to create a separate study area. It's atmospheric and characterful, plus, it has its own ensuite bathroom. All in all, the accommodation is extensive, roomy, characterful and attractively presented with cheerful pops of colour in the décor adding enormously to its charm.

LOCATION

A fabulous rural setting boasting excellent accessibility for local amenities and for travel further afield through the regional and national road and rail networks. The nearest access to the M6 is J33 (Lancaster south) at 2.2 miles away. When journeying by train, Lancaster has a station on the main west coast line with London (Euston) and Edinburgh both reachable in under 2 hours 30 minutes so ideal whether travelling for business or pleasure. Services to Manchester (Piccadilly) take around an hour, making day trips for shopping, the theatre, or live events perfectly possible. When jetting off, Manchester and Liverpool airports are 59.4 and 63.7 miles distant respectively. Day to day essentials may be found in the village of Galgate (1.4 miles distant), a wider selection in the charming market town of Garstang (7.9 miles away) and a comprehensive offering in the city of Lancaster (2.5 miles). The vibrant city of Lancaster has multi-generational appeal with an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops and a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals in the city. An important consideration for families, Five Ashes Farmhouse is within the catchment areas for the prestigious Lancaster Royal Grammar School, Lancaster Girls' Grammar School and Ripley St Thomas CoE Academy. A great bonus of life here is the convenience of Lancaster *University's sports centre* which is open, not just to students and staff, but the wider *local* community. For those that appreciate being able to explore local countryside, this location offers good access to the great outdoors as the National Parks of the Lake District and Yorkshire Dales and the Areas of Outstanding Natural Beauty of Arncliffe and Silverdale and the Forest of Bowland are all within reach for day trips.

All journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity and water. Under floor heating fueled by cutting edge ground source heating. Drainage to a sole use septic tank located within the boundaries.

Local Authority and Council Tax Band

Lancaster City Council – Council Tax band D - £2,277.87

EPC Rating - D - Please note the EPC rating is more efficient than recorded due to Ground Source heating (Report indicates Electric heating).

Broadband

Standard speeds potentially available from Openreach of 12 Mbps download and for uploading 1 Mbps.

Mobile

Indoor: EE report 'likely' Voice and Data services, both Three and Vodaphone report 'limited' Voice and Data services and O2 is reported as offering a 'likely' Voice service but a 'limited' Data service.

Outdoor: EE, Three, O2 and Vodaphone are all reported as offering 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.



STEP OUTSIDE

The main garden is set to the west of the house, it attracts the sun, has a great view and is enclosed and private – what more could you want? There's enough space to enjoy without it becoming onerous in the upkeep department. A seating area laid with limestone chippings is next to the garden room, it continues into a path round to the porch and parking area. There is a lawn for children's play, planted borders for seasonal colour and gates both to the road and the parking.

The semi-detached garage is probably best described as a large single, room for a car with additional space around the sides for storage, a second freezer or drinks fridge. It has an electric door and a side personal door into the garden. In front of the garage is room to park a few vehicles (noting that the available area is open to the adjacent property's parking spaces so neighbourly consideration is required). The outside of Five Ashes Farmhouse includes the grass verge along the roadside, mown it provides a smart frontage for the property and adds enormously to kerb appeal. There is vehicle gate into the garden to the north.

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. T Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. .



Tenure – Rent £2,000 pcm, deposit £2,300

Available on an Assured Shorthold Tenancy for an initial 6 or 12-month term, subject to an annual review. A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

Further Information

The property is ready for occupation and is offered unfurnished with carpets, curtains, blinds and light fittings as shown or named in the particulars. Kitchen appliances included as follows: electric Rangemaster stove, fridge-freezer, dishwasher, combination microwave/oven.

Directions

what3words [cookbooks.cards.headlines](#)

Use Sat Nav **LA2 0AP** with reference to the directions below:

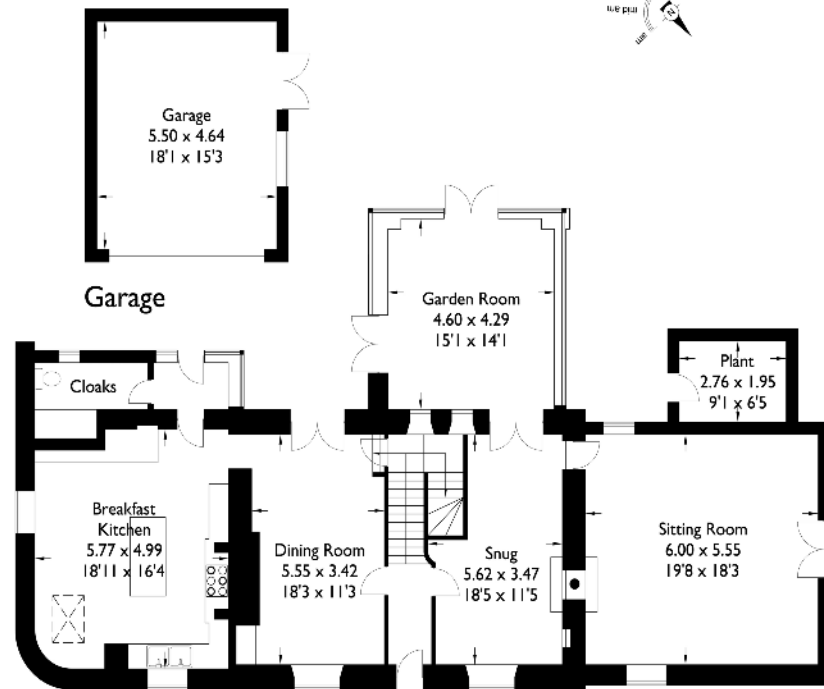
Travel south out of Lancaster on the A6 through Scotforth and towards the University. Immediately after passing Bailrigg Student Living (two large contemporary blocks of accommodation) on the right, turn right onto Burrow Road. Five Ashes Farmhouse is in a roadside position on the right, directly opposite the head of Five Ashes Lane. The driveway entrance is immediately after the house itself. Alternatively, Five Ashes Lane runs from in front of the farmhouse straight to the A6 and would be exceptionally handy if commuting to the university.

Five Ashes Farmhouse

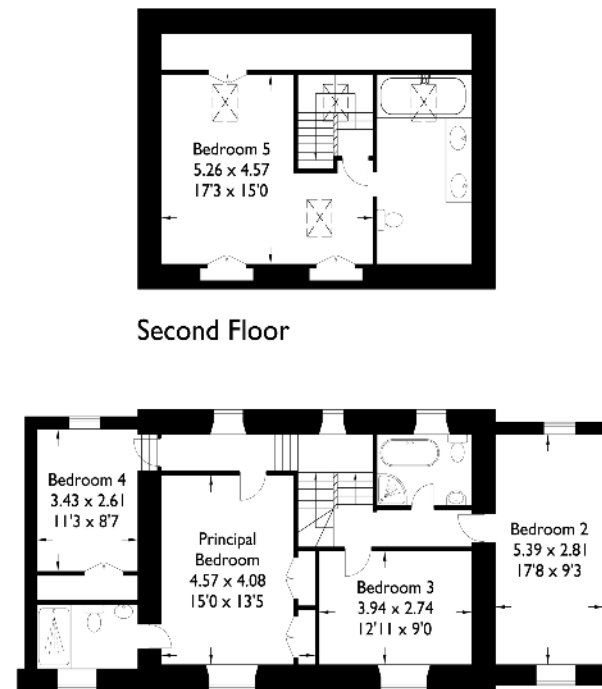
Approximate Gross Internal Area : 276.73 sq m / 2978.69 sq ft

Garage : 25.52 sq m / 274.69 sq ft

Total : 302.25 sq m / 3253.39 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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