

R&B Estate Agents

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The Coach House Burrow Heights Lane, Lancaster, Lancashire, LA2 0PG

£1,495 PCM

Nestled in the charming area of Burrow Heights Lane, Lancaster, this exquisite barn conversion offers a unique blend of rustic charm and modern living. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining. The open-plan layout allows for a seamless flow between the living areas, making it perfect for family gatherings or hosting friends.

The residence boasts four well-appointed bedrooms, ensuring that there is plenty of room for family and guests alike. Each bedroom is designed to be a tranquil retreat, offering comfort and privacy. Additionally, the property features three modern bathrooms, providing convenience and luxury for all occupants.

The barn conversion retains many original features, adding character and warmth to the home. High ceilings and large windows flood the space with natural light, creating an inviting atmosphere throughout. The blend of traditional and contemporary design elements makes this property truly special.



Ground floor

Entrance Vestibule

With tiled floor.

Reception Hall

Open feature staircase with gallery landing. Feature pointed stone wall, dado rail, wall lights, centre light, radiator and electric heater.

Kitchen/diner

Bespoke fitted kitchen incorporating porcelain sink with chrome mixer tap, integrated dish washer, built in American style fridge freezer, granite breakfast bar and granite work surfaces with tiled splash backs. Electric Aga oven range incorporating oven module and extractor hood. Feature antique cast iron open fire range, tiled flooring, mini halogen ceiling lighting, radiator, TV point and telephone point.

Dining area- feature marble open fireplace, feature exposed beam and lintels, picture lights, wood laminate flooring and two radiators.

Conservatory

Hardwood sealed unit double glazed, stone flag floor, fitted blinds, fan light, wall light and door leading to outside.

Bedroom Four

Good size bedroom with dual aspect windows, centre light, electric heater and false fireplace.

Shower Room

With shower cubicle, WC, bidet and pedestal wash basin. Fully tiled walls, tiled floor, centre light, electric heater and radiator.

First Floor

Landing

Balcony landing with large feature windows, exposed roof truss timbers, delft rails, wall lights and two additional Velux windows.

Lounge

Spacious lounge with four windows providing great views of rural surroundings, feature stone built open fireplace, exposed beam, picture light, mini halogen ceiling lighting, three radiators, electric heater and television point.

Master Bedroom

Good size bedroom with dual aspect windows, fitted double wardrobe and dressing table, exposed beam, electric heater, television point, mini halogen ceiling lighting, telephone point and panelled double doors leading to the en-suite.

En-Suite to Master Bedroom

Comprising king size shower cubicle, WC, bidet and twin wash basins with fitted illuminated twin vanity mirrors. Fully tiled walls and floor, exposed beam, mini halogen ceiling lighting and radiator.

Bedroom Two

Good size bedroom with fitted double wardrobe and dressing table with overhead light, centre light, electric heater and television point.

Bathroom

Comprising shower cubicle, free standing bath, WC and pedestal wash basin. Tiled dado, laminate flooring, exposed beam, mini halogen ceiling lighting, radiator and airing cupboard.

Bedroom Three

Good size bedroom with fitted wardrobe, centre light, radiator, telephone point and television point.

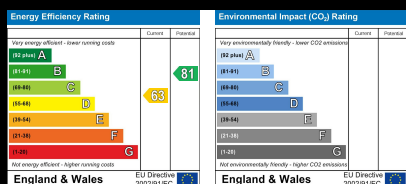
External

Private driveway, large lawned area, paved sun terrace, orchard area and hardwood green house with light and water tap installed.

Integral double garage with automatic up and over doors. Light, power and telephone point installed, with side door into rest of property. Plumbed for washing machine.

Council Tax Band

Band G- £2545.35 per annum



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