



BURTONS FARMHOUSE

Potters Brook, Bay Horse, Lancaster



GSC GRAYS
PROPERTY • ESTATES • LAND

BURTONS FARMHOUSE

POTTERS BROOK, BAY HORSE, LANCASTER, LA2 0HQ

Lancaster 6 miles, Preston 19 miles, Manchester Airport 57 Miles

A SUBSTANTIAL 4 BEDROOM FARMHOUSE WITH ATTACHED BARN,
LARGE GARDEN, AND PARKING

Accommodation

Kitchen • Three reception rooms • Principal bedroom with en-suite
and dressing room • Three further bedrooms • Family bathroom

Externally

Gardens extending to 0.5 acres • Driveway with parking for numerous vehicles
Attached Barn / Garage • Lancaster Canal sits adjacent



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Unit 9, Underley Business Centre, Kearsywick,
Kirkby Lonsdale, Cumbria, LA6 2DY

Tel: 01539 722592

www.gscgrays.co.uk

kendal@gscgrays.co.uk

Offices also at:

Alnwick

Tel: 01665 568310

Barnard Castle

Tel: 01833 637000

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Tel: 01423 590500

Chester-le-Street

Tel: 0191 303 9540

Driffield

Tel: 01377 337180

Kirkby Lonsdale

Tel: 01524 880320

Richmond

Tel: 01748 829217





Situation and Amenities

Burtons Farmhouse is located on the outskirts of Lancaster in the quaint hamlet of Potters Brook. Although in a peaceful rural setting the property is conveniently close to the A6 which provides access to the nearby City of Lancaster and links to the M6 Motorway North and South. The City of Lancaster is bustling, offering a variety of national and independent shops, public houses, and other tourist attractions.

Description

Burtons Farmhouse is an attractive detached property now in need of renovation and refurbishment to create a modern family home. The farmhouse enjoys a wealth of original features.

The first attached barn was sympathetically converted back in 2000, creating an additional reception room to the ground floor and principal suite to the first, comprising an ensuite bathroom and dressing room.

In addition to the above the property also consists of a kitchen, dining room, lounge, three double bedrooms and a family bathroom.

On entering the property from the front, you are led into reception room one. Both the kitchen and two further reception rooms are off reception room one along with the stairs to the first floor. The light filled entrance has a cast iron fireplace with tiled inset. Both the kitchen and reception room two offer access to the rear garden.

To the first floor, four deceptively spacious bedrooms, all overlooking the front of the property. The principal suite is light and airy, enjoying a vaulted ceiling and dual aspect.



Externally

Double timber gates lead to an extensive parking area offering room for a number of vehicles. There is also an impressive private well matured garden to the rear, extending 0.5 acre, enjoying an unspoilt outlook over the neighboring land.

There is a second, as yet unconverted attached barn offering storage or further opportunity to extend the accommodation subject to the relevant permissions.

Services

The property is served by mains water and electricity. The property has an oil-fired central heating system benefiting a new boiler installed in February 2024. Drainage is via a septic tank.

Rights of Way, Wayleaves & Easements

The property is to be sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Overage

A clawback (also known as an Overage Clause) is to be applied to the sale on 50% of the uplift in value of the current garden and parking areas following a change of use being consented within 25 years of the sale. Payment to the Vendor will be due on the granting of any planning consent on the land. This Overage Clause does not include any planning consents for the conversion of the existing attached barn.

Tenure

The property is offered freehold with vacant possession upon completion.

Local Authority

Wyre Council Band D £2257.71 per year.

EPC

EPC Rating E



Fixtures & Fittings

Unless specifically mentioned within these particulars, only fitted carpets are included in the sale.

Directions

From Junction 33 of the M6, head south down the A6, and after approximately $\frac{3}{4}$ of a mile turn right to Potters Brook (the turn in is opposite a roadside barn and farmhouse). Follow the narrow road down to the Lancaster Canal and Burtons Farmhouse is the property presented to you at the junction.

Viewing

Strictly by appointment with GSC Grays 01539 722 592

what3words

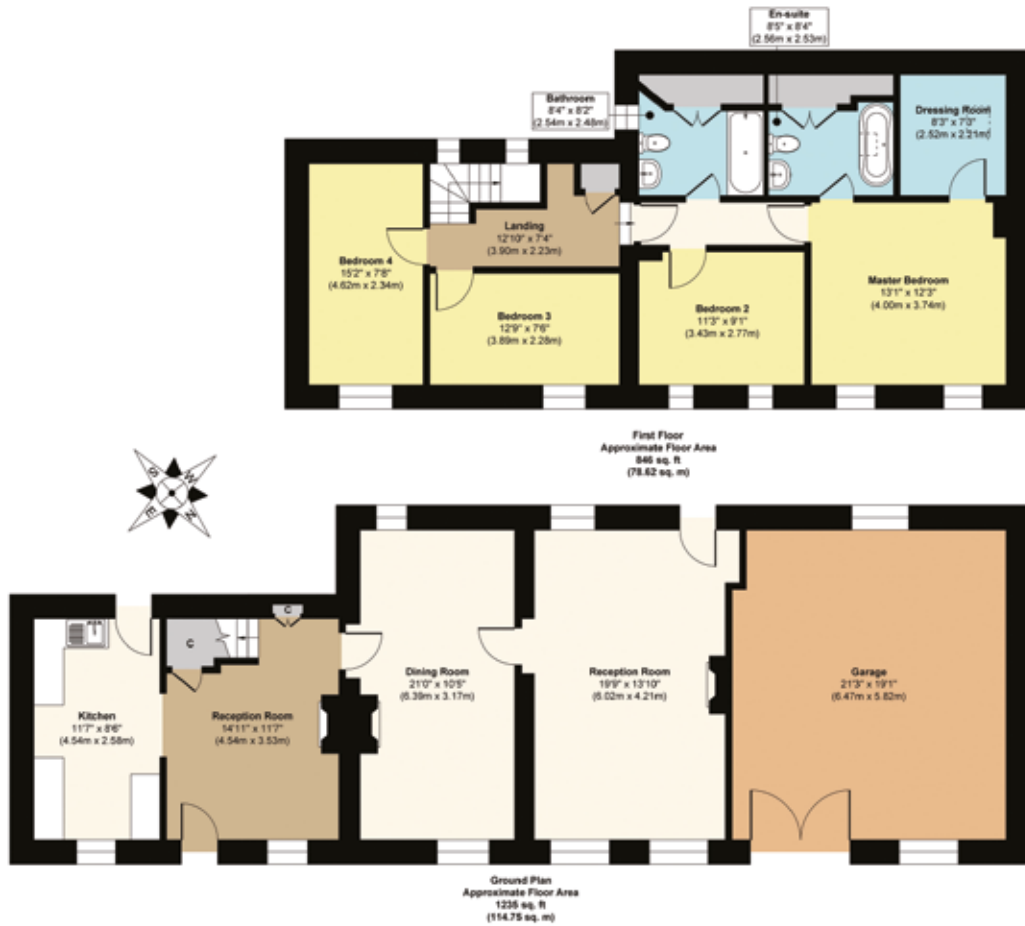
overjoyed.expand.demand

Areas, Measurements, & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.



Burttons Farmhouse Potters Brook Bay Horse Lancaster LA2 OHN



Approx. Gross Internal Floor Area 2081 sq. ft / 193.37 sq. m

This plan is a general guide only and does not form any part of any offer or contract. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2024

Photographs taken: May 2024