



 Old Bank House





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Farleton, Lancaster, LA2 9LF

Discover this wonderful six-bedroom detached family home, seamlessly blending modern luxury with timeless period features. Nestled within generous gardens, this property offers ample off-road parking and an integrated garage, making it the perfect home for growing families.

Quick Overview

Delightful detached family home

Six bedrooms & two bathrooms

Generous, flexible living

Idyllic countryside location

Wonderful views

Beautifully presented throughout

A seamless blend of period features and modern day living

Lovingly maintained & modernised by current owners

Located within the Forest of Bowland National Landscape

B4RN full-fibre broadband







Welcome

Welcome to Old Bank House, a beautifully presented, modern family home, designed with comfort and contemporary living in mind. Wonderfully restored by the current owners whilst boasting an array of traditional features, this home presents comfortable, flexible living for a range of buyers, and would make an ideal forever home.

Boasting generous living spaces to the ground floor with the immaculately presented breakfast kitchen, sun/dining room and two charming reception rooms, the first floor boasts two landings, one of which a handy annex, with six generous bedrooms overall and two modern bathrooms. Externally, the property enjoys off road parking with an integrated garage, and well presented gardens, mostly laid to lawn with patio areas for seating and an array of potted plants, shrubs and trees for ample privacy.



Modern Kitchen

Step into the entrance hall with ample space for storing coats and shoes and access into the garage. Firstly you are welcomed into the breakfast kitchen, which has been meticulously modernised and upgraded by the current owners. Being immaculately presented, the kitchen comprises wall and base units with solid Quartz worktops, a one and a half sink with drainer and tiled splashbacks. The island unit provides additional preparation space, or with use as a breakfast bar and integrated appliances include a Rangemaster oven with five ring hob and extractor over, and an under counter fridge/freezer. Stone floor leads throughout, with the feature exposed beams creating a character feel.

Specifications

Breakfast Kitchen

17' 7" x 13' 4"
(5.36m x 4.06m)









Inviting Living Spaces

Specifications

Dining Room / Sun Room
25' 0" x 13' 0"
(7.62m x 3.96m)

Adjacent to the kitchen is the generous sun/dining room; an inviting space with a feature sky lantern, bathed in natural light and ideal for entertaining guests or enjoying family meals with space for a large dining table, also boasting exposed stone and feature beams for a contemporary feel. The patio doors open out onto the gardens, perfect for al fresco dining. There is also a handy cloakroom with W.C. and wall hung sink, ideal for guests.



The First Floor

Stairs lead to the first floor where you will find three double bedrooms and an attractive shower room, currently used as an annex. Each bedroom boasts ample space for additional furniture to suit, with lovely views from each direction, with bedroom three an ideal home office with access onto the main landing. The shower room comprises a walk in shower with waterfall shower over, W.C. and pedestal sink with a heated towel radiator and part tiled walls and flooring to finish. There is also a handy utility with wall and base units, complementary work tops and a sink, with space for an undercounter washing machine and dryer.

The main landing presents a further three bedrooms, with the main bedroom a show stopping space with unrivalled views to the valley beyond. Bedroom two is also a double with rear aspect views over the garden, whilst a handy home office provides a great work from home space, or additional bedroom with book cases and an outlook over the garden to the rear. The house bathroom is an attractive four piece suite, beautifully presented with a roll top bath, walk in shower, pedestal sink and W.C. with wall panelling and wood effect flooring.

Specifications

Bedroom One

18' 11" x 14' 10" (5.77m x 4.52m)

Bedroom Two

13' 5" x 11' 4" (4.09m x 3.45m)

Bedroom Three

13' 5" x 9' 8" (4.09m x 2.79m)

Bedroom Four

13' 3" x 9' 2" (4.09m x 2.95m)

Bedroom Five

13' 3" x 9' 2" (4.04m x 2.79m)

Bedroom Six / Study

13' 6" x 7' 1" (4.11m x 2.16m)









Cosy Corners

Specifications

Living Room

18' 3" x 14' 10" (5.56m x 5.33m)

Sitting Room

18' 0" x 14' 10" (5.49m x 4.52m)

Back on the ground floor, the kitchen leads into the sitting room, boasting dual aspect windows with an exposed stone fireplace and wood burning stove, ideal for those cooler evenings. The exposed beams create a character feel, and a second set of stairs lead to the main landing on the first floor. Step down into the drawing room, again boasting feature exposed stone and beams with an open fire and triple aspect windows with a door opening outside.









Important Information

Parking:

Driveway for off-road parking and an integrated garage.

Services:

Mains water and electricity. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Council Tax:

Lancaster City Council. Band F.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.

What3Words:

//meaning.consonant.bespoke



Floorplan & Boundary



Total floor area 244.1m² (2,628sq.ft.) approx.

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



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Viewings

Strictly by appointment with Hackney & Leigh
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To view contact our office:
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