



Scotforth

£650,000

Beechcroft, Scotforth, Lancaster, LA2 0RE

A superb three-bedroom detached home set in a beautiful semi-rural location just outside Lancaster, offering spectacular countryside views in every direction. This charming property features a bright open-plan kitchen and dining area, a spacious living room, and a ground-floor principal bedroom, with two further double bedrooms upstairs. Outside, the home benefits from a acre paddock, a block of stables, and ample parking, making it perfect for equestrian enthusiasts or those seeking a smallholding. With approved planning permission to extend into a four-bedroom, two-reception, two-bathroom family home, Beechcroft offers an exceptional opportunity to create your dream country residence while remaining close to Lancaster and excellent local amenities.

Quick Overview

Three Bed Detached Home
Stunning Open Countryside Views
Well Presented Throughout
Open Plan Kitchen Diner
Ground Floor Bedroom
Approx. 1 Acre Paddock
Block of Stables Ideal For Equestrian Use
Approved Planning Permission To Extend
Easy Access To Lancaster and M6 Junction 33
Standard Broadband Available



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Standard
Broadband



Off Road Parking

Property Reference: C2597



Kitchen



Open Plan Kitchen Diner



Kitchen Dining Room



Living Room

Beechcroft, is an exceptional three-bedroom detached residence positioned in a truly beautiful semi-rural setting just outside Lancaster. Surrounded by far-reaching countryside views and offering easy access to the city, the property combines tranquillity with convenience, making it ideal for those seeking an elevated lifestyle. With approved planning permission already in place to create a four-bedroom, two-reception room, two-bathroom family home, Beechcroft presents an exciting opportunity for purchasers wishing to enhance and tailor the property to their needs, with further details available from the office.

A particular highlight of this superb home is its outstanding equestrian potential. To the front lies an impressive paddock of approximately an acres, perfectly suited to grazing and outdoor riding. This is complemented by a substantial block of stables, creating an ideal environment for those with equestrian interests or for buyers looking to develop a smallholding. The land and facilities work harmoniously with the peaceful surroundings, offering a rare combination of rural lifestyle and practicality.

On entering the property, you are welcomed into a highly practical utility and boot room-perfect for country living-with plumbing for a washing machine, space for a dryer, and a sink with drainer. This leads through to the bright and spacious open-plan kitchen and dining room, where every window frames a picturesque view. The kitchen is fitted with a range of base units and complementary work surfaces, together with a breakfast bar, opening into a generously sized dining area ideal for both everyday family use and entertaining. A central hallway provides access to the gardens and leads to the large, light-filled living room, a wonderfully calm and inviting space. The main bedroom is located on the ground floor, offering a well-proportioned double room with a peaceful outlook.

The first floor features two further double bedrooms, each benefitting from spectacular, elevated views across open countryside, together with a family bathroom comprising a bath with shower over, pedestal wash basin, and low-level WC. Externally, the property benefits from parking for several vehicles, with scope to create more formal garden areas if desired. The combination of spacious accommodation, generous land, and excellent equestrian facilities makes Beechcroft a rare and desirable offering in this sought-after semi-rural location.



Kitchen



Living Room



Bedroom Two



Bedroom Three



Bathroom



Stables

Accommodation (with approximate dimensions)

Utility 7' 3" x 9' 2" (2.21m x 2.79m)

Open Plan Kitchen Diner 22' 8" x 12' 7" (6.91m x 3.84m)

Living Room 15' 10" x 16' 11" (4.83m x 5.16m)

Bedroom One 10' 6" x 13' 7" (3.2m x 4.14m)

First Floor

Bedroom Two 14' 9" x 12' 7" (4.5m x 3.84m)

Bedroom Three 14' 6" x 13' 5" (4.42m x 4.09m)

Stable Block

Stable One 11' 7" x 16' 8" (3.53m x 5.08m)

Stable Two 9' 10" x 11' 7" (3m x 3.53m)

Stable Three 9' 9" x 11' 6" (2.97m x 3.51m)

Store 11' 7" x 11' 7" (3.53m x 3.53m)

Property Information

Services Mains Electricity, Oil central Heating, Private 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.

Tenure Freehold (Vacant possession upon completion).

There is a right of access to the lane at all times and subject to the payment of a contribution towards the maintenance of such road according to user.

Council Tax Band D - Lancaster City Council

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

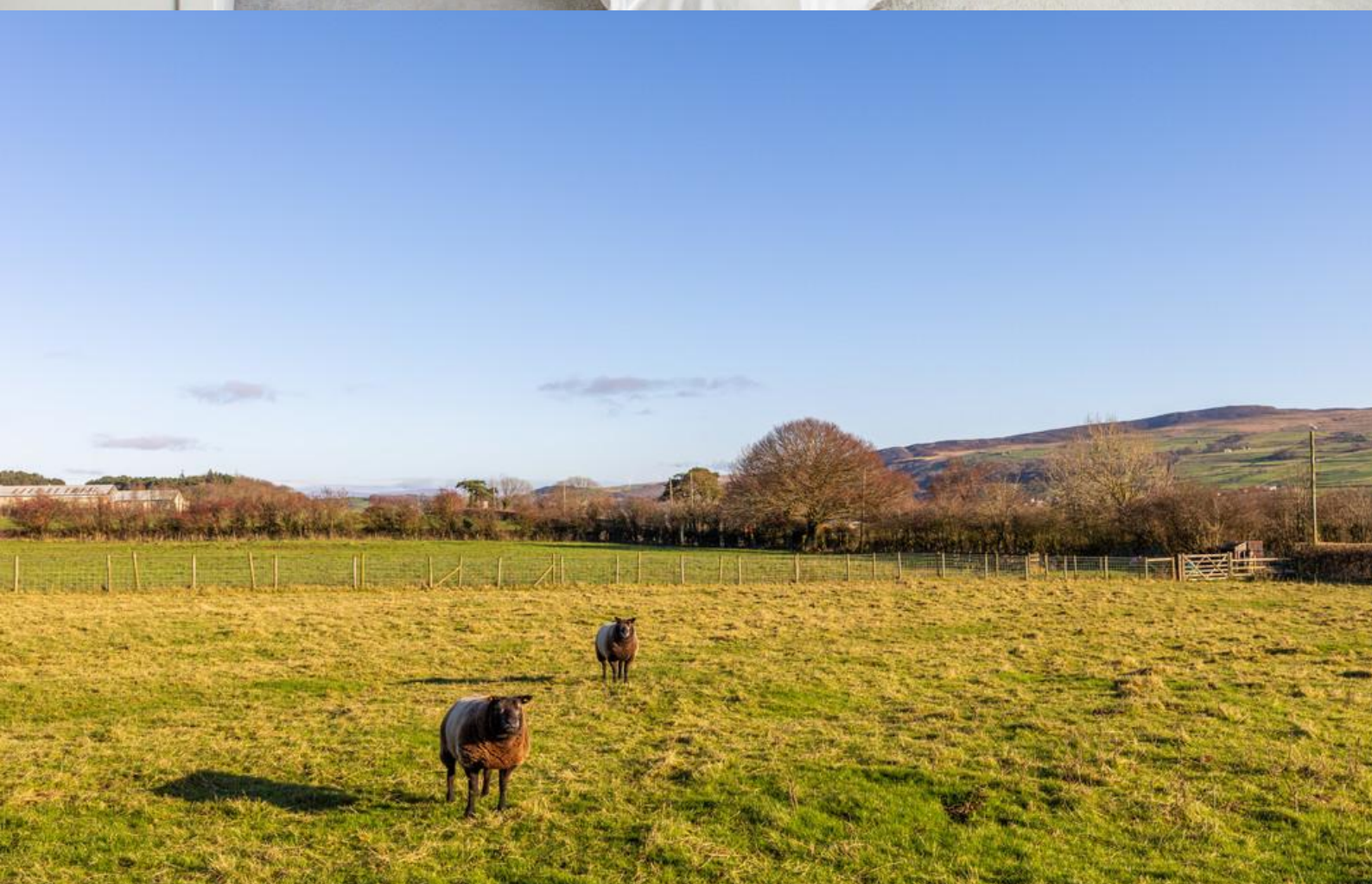
What3words ///bandaged.luxury.glass

Directions From Hackney & Leigh's Carnforth office, follow the signs for the M6 and join the motorway travelling south. Continue until Junction 33, then exit and take the roundabout onto the A6, signposted Lancaster. Follow the A6 through Galgate and continue north towards Scotforth, remaining on Scotforth Road as it approaches the southern edge of the city. From here, follow the local lanes leading out into the open countryside, where the property can be found in the LA2 ORE area. Clear signage and rural landmarks will guide you the rest of the way, and the lane opens out towards Beechcroft's paddock and grounds.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Paddock



Drone



Beechcroft

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



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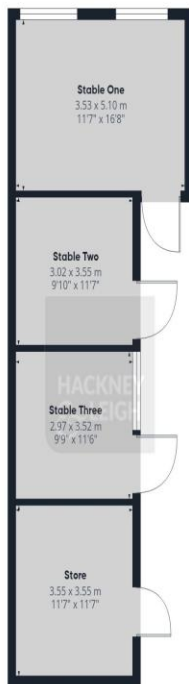
Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

182.6 m²

1965 ft²

Reduced headroom

16.4 m²

177 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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