



LOVE HOMES
OF DISTINCTION

Hillside Farm Barns

HILLSIDE BARN FARMS, COCKERHAM ROAD, BAY HORSE, LA2 0HB

The highly attractive Hillside Farm Barns is an exclusive development of just two, four bedroom family homes situated in the quaint rural hamlet of Bay Horse. With a fabulous contemporary design, completed to an exquisite standard by the renowned local developers, Fell View Homes Limited.

The properties will be finished to a high specification, with a varied choice of fitments, kitchen, and bathroom for those with early interest. A specification sheet is found within this brochure, although these could be subject to some change.

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Meadow View

Cockerham Road, Bay Horse, LA2 0HB



On the Market for
£595,000

A welcoming entrance hall leads through to a generous sized lounge and a spectacular and bright, open living kitchen with a utility and WC. Additionally to the ground floor there is a large master bedroom, benefitting from an en-suite. The Staircase rises up to a landing, where you will find three further bedrooms with one being en-suite and a family bathroom.

Externally this barn is set in a fantastic plot with parking to the front of the property. Landscaped gardens and patio areas to the side and rear, including a single garage.

Woodland View

Cockerham Road, Bay Horse, LA2 0HB



A bright, airy welcoming entrance hall leads through to a generous sized lounge and a spectacular open living kitchen with utility and WC. Additionally to the ground floor there is a bedroom benefitting from an en-suite. The Staircase rises up to a landing, where there are three further bedrooms including the master with en-suite and a family bathroom.

Externally this barn is set in a fantastic plot with parking to the front. Landscaped gardens and patio areas to the rear, including a single garage.

LOCATION

The development location was specifically chosen in the idyllic hamlet of Bay Horse for its spectacular views, proximity to local amenities and its ease of access to major road way links.

The hamlet of Bay Horse is situated just 6 miles south from the County Town of Lancaster, 5 miles North of the Market Town of Garstang and 19 miles North of the City of Preston.

CITY SIGHTS

If the range of local shops, cafes and restaurants in the close market town of Garstang aren't enough then the Historic Centre of Lancaster certainly is. Dominated by the brooding 11th century medieval castle, the City itself boasts a fantastic shopping area, many independent shops, along with countless coffee shops – no visit to Lancaster is complete without stopping off at Atkinsons – a coffee shop dating back to the mid 1800's – it's an experience in itself. Walk off lunch with a stroll around the city's Williamson Park, home to the iconic skyline memorial and exotic butterfly house. There's 54 acres of parkland and woodland walks to explore.

THE GREAT OUTDOORS

For the serious or novice Rambler there are simply too many walks and hikes around the area than we could ever mention here. Bay Horse sits just on the edge of the Forrest of Bowland, an Area of Outstanding Natural Beauty. A yet largely undiscovered area, with breath-taking fells, moorland and ancient forests. The fair trade town of Garstang is just 15 minutes away, for all your fresh, local produce and artisan shops.



Specifications List

ELECTRICS

- ♥ TV aerial sockets in the lounge, kitchen & bedrooms
- ♥ Intruder alarm
- ♥ Mains wired smoke and heat detectors
- ♥ Recessed LED downlights to hall stairs, landings, bathrooms, en suites & kitchen
- ♥ PIR activated outside lights

MECHANIC SYSTEMS

- ♥ Worcester high efficiency boiler with mega flow tank
- ♥ Thermostatically controlled under-floor heating throughout ground floor. Radiators to the first floor.

INTERNAL FEATURES

- ♥ Double glazed windows & Oak internal doors
- ♥ Walls and ceilings skim finished, painted brilliant white.
- ♥ All wood painted eggshell.

EXTERNAL FEATURES

- ♥ Welsh slate roof covering with mechanically fitted ridges
- ♥ Green coloured uPVC front door, windows & fascias
- ♥ 10 year warranty
- ♥ Stone sets & tarmac driveways
- ♥ Security light to front & rear.

KITCHENS

- ♥ A range of colour & style choices. A range of worktop & upstands available
- ♥ High quality integrated appliances
- ♥ Induction hob and electric oven
- ♥ Free standing fridge freezer & dishwasher

UTILITY ROOM

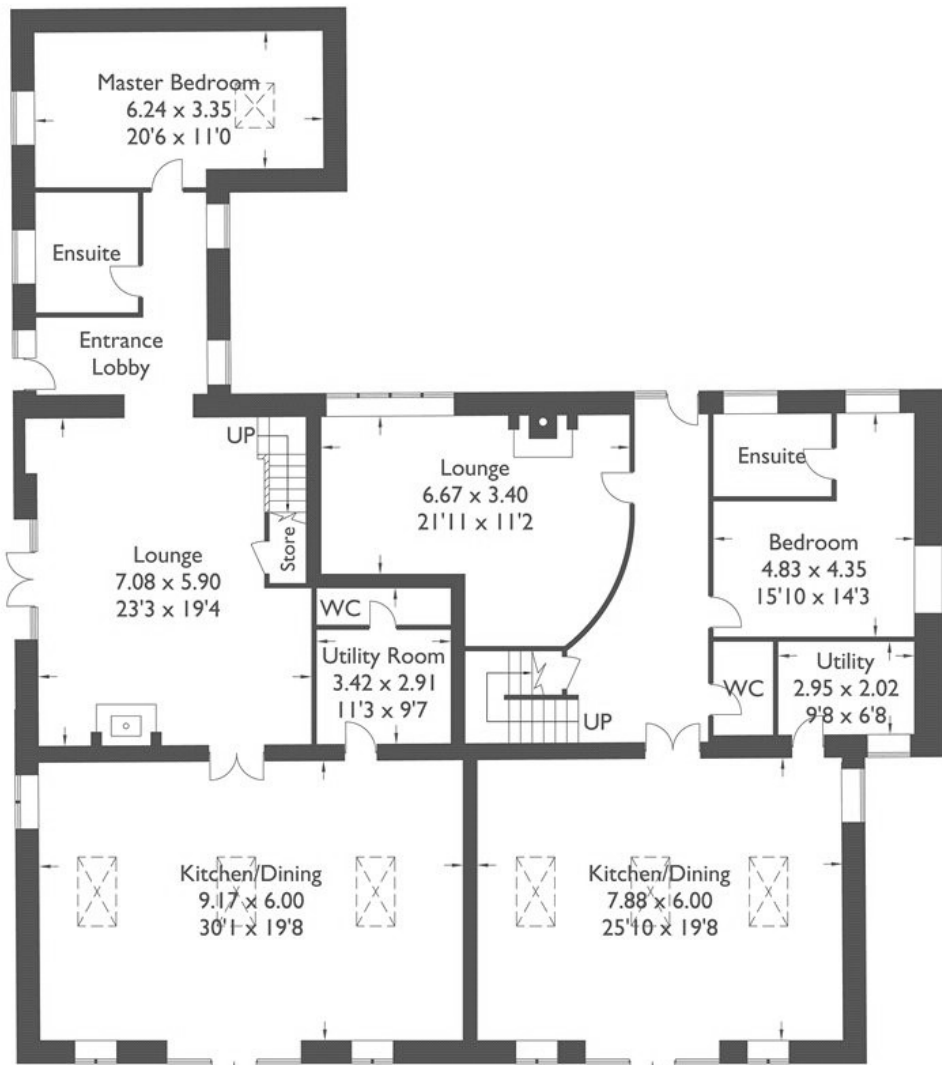
- ♥ Space / Plumbing for freestanding washer
- ♥ Sink & drainer
- ♥ Choice of worktop & upstand to match kitchen, base & wall cupboards.

FAMILY BATHROOM

- ♥ Contemporary white bathroom suite
- ♥ Separate shower enclosure
- ♥ Mixer taps to basin
- ♥ Mixer taps with shower head to bath
- ♥ Dual fuel chrome heated towel rail
- ♥ White LED spotlights
- ♥ Fully tiled

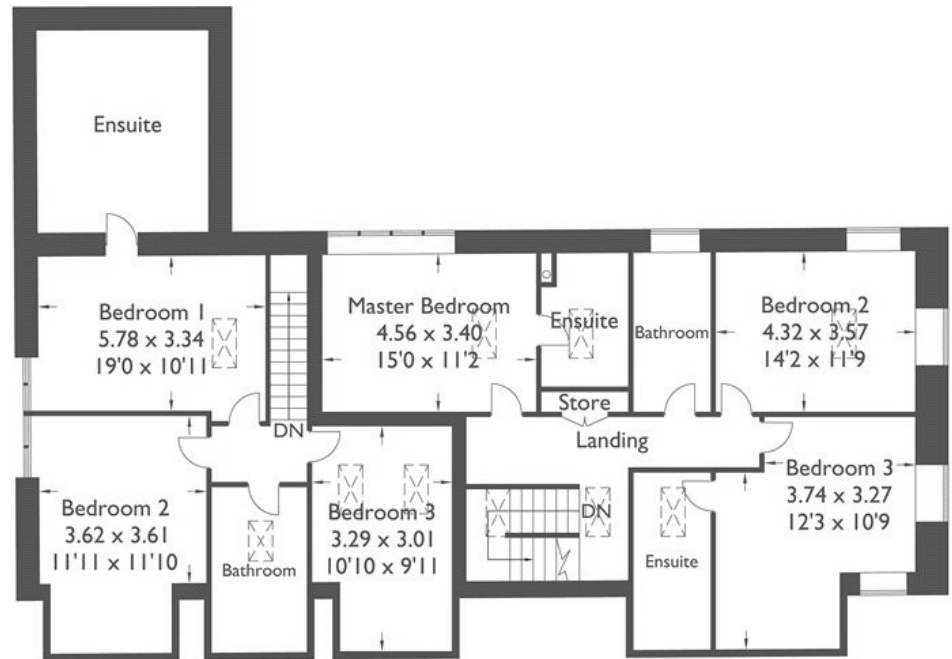
ENSUITE

- ♥ Contemporary white bathroom with mixer taps to basin
- ♥ Thermostatic shower
- ♥ Shower enclosure
- ♥ Chrome heated towel rail
- ♥ White LED spotlights
- ♥ Part tiled.



Barn 1
Ground Floor

Barn 2



Barn 1

Barn 2

First Floor





PLEASE NOTE THAT , IMAGES ARE FROM THE FIRST PHASE OF DEVELOPMENT TO SHOW BUILD QUALITY. THE NEW PHASE WILL HAVE A MORE CONTEMPORARY FINISH.

VIEWINGS ARE STRICTLY BY APPOINTMENT WITH THE SELLING AGENCY, LOVE HOMES.

FOR ANY ENQUIRIES OR VIEWING REQUESTS PLEASE DIRECT THEM TO OUR HEAD OFFICE AT 45 HIGH STREET GARSTANG PR3 1EA

Useful Information

Title & Tenure: The properties are offered for sale Freehold with vacant possession upon completion. A maintenance company will be set up for communal areas along with the associated rights of access for each property.

Services: The properties have the benefit of mains water and electricity, waste drainage is by way of a separate septic tank and heating is by way of oil boiler heating.

[Please note Love Homes Estate Agents Limited have not tested any of the above services and any purchaser should satisfy themselves as to their presence and working order prior to contract exchange]

Shared Area Plan : Water , Power, External Lighting, Road, Paths, Landscaping Drainage and Septic Tank, maintenance and upkeep to be a shared cost between barns. Shared annual contribution to be paid into a maintenance company to ultimately be owned by all residents. Budget for first year is £1,000.

Local Authority: Wyre Borough Council, Civic Centre, Breck Road, Poulton-le-fylde, Lancashire FY6 7PU

N.B Council Tax Band TBC

Subject to Contract: At the time of writing these particulars, the property has not yet been built, purchasers should verify plans against the build and specification for any alterations.