



Five Ashes Farmhouse
Burrow Road | Lancaster | Lancashire | LA2 0AP

Welcome to Five Ashes, Burrow Road, Lancaster, LA2 0AP

Dating back to 1792, this detached former farmhouse that has been skillfully extended and renovated to preserve as many character features as possible. Extensive accommodation is tastefully presented possessing a wonderfully sociable feel. It's a rare opportunity that is ideal for either a family or a professional couple looking to work from home, entertain frequently or simply spread out and embrace the flexible layout.

The beautifully proportioned and characterful accommodation is set out over three floors and comprises four reception rooms, a dining kitchen and combined cloakroom/utility room. Five double bedrooms are arranged over two floors and are served by an ensuite bathroom, ensuite shower room and a house bathroom. The house is heated by a renewable ground source heating system which provides underfloor heating to the ground and first floors. Outside there is good off-road parking provision, a large single garage and delightful gardens which face west and command views over adjoining fields as well as a versatile paddock. In total, the gardens and grounds extend to c. 0.9 acres.

Scoring highly in location terms, this enviable rural setting is both quiet and peaceful with delightful open country views encompassing the Lakeland mountains and the Fylde coast. It offers excellent accessibility for road and rail links and is perfectly placed for anyone commuting to the University of Lancaster or into the city itself.









Location

A fabulous rural setting boasting excellent accessibility for local amenities and for travel further afield through the regional and national road and rail networks. The nearest motorway access is J33 on the M6 and Lancaster has a station on the main west coast line with services to Manchester, Manchester Airport, Edinburgh and London (Euston). Services to Manchester (Piccadilly) take around an hour, ideal for shopping, the theatre, or live events.

Day to day essentials may be found in the village of Galgate, a wider selection in the charming market town of Garstang and a comprehensive offering in the city of Lancaster.

Lancaster is vibrant city with multi-generational appeal, an established cultural and music scene, bars and restaurants, an excellent range of high street and independent shops, a market twice a week and a comprehensive provision of professional services, two universities and good healthcare with both private and NHS hospitals in the city.

Five Ashes Farmhouse is within the catchment areas for Lancaster's Grammar Schools and Ripley St Thomas CoE Academy. The house is also exceptionally convenient for Lancaster University's sports centre which is open to the community.

The location offers good access to the great outdoors as the National Parks of the Lake District and Yorkshire Dales and the protected National Landscapes of Arnsdale and Silverdale and the Forest of Bowland are all within reach for day trips.



Step inside

Full of character and attractive architectural details, the former farmhouse offers comfortable living on three floors with generously sized rooms.

Whilst there is a door on the front elevation, it's probably the back door you'll use daily as it's next to the garage and parking area and so it's more convenient. Step through the flagged rear porch and there is a combined utility room/cloakroom, the serviceable flagged floor continues into here and into the kitchen too. In the utility, cream shaker cabinets (matching those in the kitchen) provide storage and there is a loo, wash basin and plumbing for your washing machine.

A stable door opens to the wonderfully welcoming dining kitchen with extensive cabinets having granite worktops and a wooden topped central island unit extending into a breakfast bar. It's a large, light filled room with plenty of room for a dining table in front of the fitted curved bench seat. The kitchen has an opening through to the charismatic dining room, with French doors to the garden, exposed stonework, a window seat, an old pine alcove cupboard and a lovely oak boarded floor.

Continue through to three well connected reception rooms; a snug, sitting room and garden room. The snug and sitting room are linked by a double-sided wood burning stove set into a central chimney breast and both have feature exposed stone walling. There are French doors from the sitting room to the garden and from the snug to the wonderful garden room which is glazed to two sides, has a ceiling rising to the roof's apex and doors into the garden. It's light, airy and has super views. These separate, but connected reception rooms, create a great layout for day-to-day family living as well as socialising.

And so, to bed. Five double bedrooms are laid out over the first and second floors, all have stunning open countryside views. The four first floor bedrooms all have oak boarded floors. The principal bedroom with ensuite shower room is a lovely room, with a cast iron feature fireplace, window seat and two built in wardrobes. There's an ensuite shower room with good storage, a large shower, wash basin and loo. The second bedroom has a triple aspect and a ceiling which rises into the roof line, the combination making it wonderfully light and airy. The third bedroom has a window seat and cast iron feature fireplace. The fourth bedroom on this floor is a smaller double with a built-in wardrobe and a view over the rear fields, it would make a great home office if you didn't need all the bedrooms as such. Serving the second, third and fourth bedrooms is an attractively fitted house bathroom which offers a double ended bath (complete with a cracking country view!), separate shower, vanity unit and loo.

Rising to the second floor and set into the roofline is the fifth double bedroom, a large room with an ensuite bathroom. Offering a degree of independence and separation, this whole floor would make a super main bedroom suite, be ideal guest accommodation or a fabulous bedroom for a teenager with room to create a separate study area. It's atmospheric and characterful, plus, it has its own ensuite bathroom.

All in all, the accommodation is extensive, roomy, characterful and attractively presented.





Step outside

The main garden is set to the west of the house, it attracts the sun, has a great view and is enclosed and private. There's enough space to enjoy without it becoming onerous to look after. A seating area laid with limestone chippings is next to the garden room, it continues into a path round to the porch and parking area. There is a lawn, planted borders and gates both to the road and the parking.

The semi-detached garage is probably best described as a large single, room for a car with additional space for storage. Electric vehicular door and side personal door into the garden.

Pull down ladder to attic storage space. In front of the garage is room to park a few vehicles (noting that the available area is open plan to the adjacent property's parking spaces so neighbourly consideration is required). There is additional room to park on the other side of the house. Subject to consent there is space to build a double garage within the grounds.

Beyond the garden is a paddock, ideal for children to explore, exercising dogs or keeping chickens. The outside of Five Ashes Farmhouse includes the grass verge along the roadside, it provides a smart frontage and adds enormously to kerb appeal. There is vehicle gate into the garden to the north. In total, the gardens and grounds extend to c. 0.9 acres.

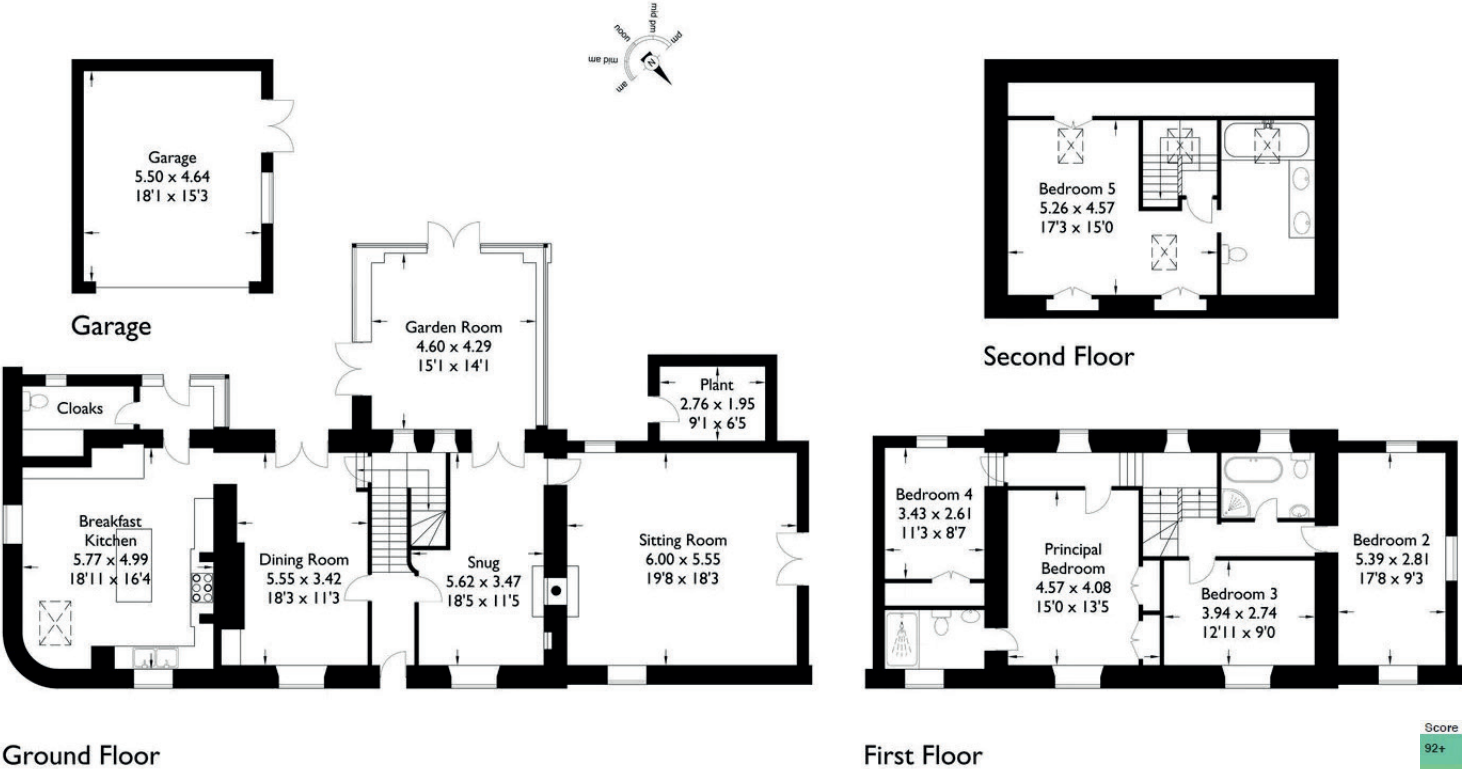


Five Ashes Farmhouse

Approximate Gross Internal Area : 276.73 sq m / 2978.69 sq ft

Garage : 25.52 sq m / 274.69 sq ft

Total : 302.25 sq m / 3253.39 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

Galgate	1.4 miles
Lancaster	2.5 miles
Garstang	7.9 miles
Preston	19.9 miles
Manchester	49.9 miles

Transport links

M6 J33	2.2 miles
Lancaster train station	3 miles
Manchester airport	59.4 miles
Liverpool airport	64.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 12 Mbps download and for uploading 1 Mbps.

Mobile

Indoor: EE is reported as providing 'likely' services for both Voice and Data. O2 are reported as providing 'likely' services for Voice and 'limited' services for Data. Three and Vodafone are reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data. 5G is predicted to be available in this area from the following providers: EE, O2 and Vodafone. Please note that this predicted coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Directions

what3words cookbooks.cards.headlines

Use Sat Nav **LA2 0AP** with reference to the directions below:

Travel south out of Lancaster on the A6 through Scotforth and towards the University. Immediately after passing Bailrigg Student Living (two large contemporary blocks of accommodation) on the right, turn right onto Burrow Road. Five Ashes Farmhouse is in a roadside position on the right, directly opposite the head of Five Ashes Lane. The driveway entrance is immediately after the house itself. Alternatively, Five Ashes Lane runs from in front of the farmhouse straight to the A6 and would be exceptionally handy if commuting to the university.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: electric Rangemaster stove, fridge-freezer, dishwasher, combination microwave/oven.

Things to do in the area

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
Theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
Cinema: The Dukes and Vue
Local arts centre: The Storey

Sports and recreation

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University
3-1-5 Health Club
Lancaster Golf Club with others nearby at Morecambe,

Heysham and Garstang
Local cricket, football, tennis and rugby clubs in Lancaster
Parkrun on a Saturday morning at Williamson Park or
Morecambe Prom

Places to eat

Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster
Wallings Ice Cream Parlour and café, Cockerham
The Barn, the Applestore Café and Daisy Clough, all in and around Scorton
The Fleece Inn, Dolphinholme
The Stork Hotel, Conder Green
The Quayside and the Dalton Arms, both at Glasson Dock

Great walks nearby

In and around Lancaster there are lovely walks along Lancaster Canal's towpath, from the quayside to Glasson Dock, around Fairfield Nature Reserve and Williamson Park, a 19th century ornamental park which covers over 50 acres including Fenham Carr woodland.

Lancaster's location in the highly scenic north west also ensures that as a city there is ready access to some stunning surrounding countryside whether you like to explore on foot, or by two or four wheels.

Special occasions

Bay Horse Inn, Bay Horse. The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster

The National Landscape of the Forest of Bowland offers fells, deep valleys, ancient woodlands, sprawling heather and peat moorland and within the Lune Valley are a succession of delightful villages with country pubs, many connected by The Lune Valley Ramble, a relatively level route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Slightly further afield, but very much within day trip territory are the National Parks of the Lake District and Yorkshire Dales and the National Landscape of Arnsdale and Silverdale (for some delightful coastal countryside).

Schools

Primary

Lancaster Christ Church CoE Primary School
Dallas Road Primary School
The Cathedral Catholic Primary School
Moorside Primary School

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Myerscough College

Services

Mains electricity and water. Ground source heat pump.
Private drainage.

Guide price £895,000

Local Authority charges
Lancaster City Council – Council Tax band F

Tenure - Freehold

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