



Richmond Cottage

Cockerham Road, Bay Horse, Lancaster, LA2 0HE

Price £395,000

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Originally a former farmworker's cottage, this charming home was comprehensively rebuilt in the late 1980s to create an attractive village residence that successfully combines traditional character with the comfort and practicality of modern living. Well-proportioned throughout, the property offers a welcoming and versatile layout with an abundance of fitted storage.

Step inside to a hall, extending from the front of the property through to the enclosed rear garden while also providing internal access to the integral single garage, complete with an electric roller door. Beyond lies an inner staircase hall with a deep utility cupboard discreetly housing the boiler and washing machine.

The inviting sitting room is rich in character, enjoying pleasant views over the front garden. Exposed beams and a traditional plate rack complement a striking stone chimney breast, which forms an attractive focal point, flanked by illuminated recessed shelving. An under-stairs cupboard provides practical storage.

To the rear, the kitchen overlooks the garden and has been thoughtfully designed to offer extensive storage and workspace. Painted navy cabinetry paired with marble-effect worktops creates a timeless yet contemporary feel, resulting in a space that is both tastefully fitted and highly functional.

The first floor continues the cottage's appealing blend of charm and practicality, with a delightful oriel window creating an attractive architectural feature on the landing, as well as a useful deep storage cupboard.

The principal bedroom is particularly well appointed, featuring a full wall of fitted wardrobes incorporating a dressing table, while thoughtfully positioned wall lights maximise bedside space. A ceiling fan provides added comfort throughout the seasons, and the room benefits from a generous ensuite shower room fitted with a rainfall shower, wash basin, WC and chrome heated towel rail.

The remaining bedrooms are equally well considered. The second bedroom includes a full wall of mirrored wardrobes, while the third is a good single bedroom or home office with an entire wall of storage incorporating both hanging space and shelving.

Completing the accommodation is an attractively fitted family bathroom comprising a bath with shower attachment, wash basin and WC.





Outside

One of Richmond Cottage's most compelling features is its exceptionally generous front garden, once a haven of lawns and deep planted flower beds, it has been redesigned to provide an abundance of private parking. Whether you have multiple vehicles, a camper van, motorhome or even a boat, this versatile space offers a rare level of practicality without compromising the property's charm. Immediately outside the cottage, a flagged terrace creates an inviting spot for dining or simply relaxing with a morning coffee.

To the rear, the enclosed garden provides a wonderfully private and secure outdoor retreat, ideal for both young children and pets. A graceful silver birch casts dappled shade across the garden, while attractive low retaining walls add structure and definition to the space. There is ample room for outdoor furniture, making it equally suited to entertaining or quiet moments of relaxation.

Both the front and rear gardens have been carefully landscaped with ease of maintenance in mind, offering all the convenience of a true 'lock-up-and-leave' home. Unlike many modern apartments, however, Richmond Cottage combines this effortless lifestyle with genuine character, personality and the appeal of its own private outdoor spaces.

Outside lights (some are motion sensor) and power.

Location

Richmond Cottage is situated in the accessible village of Bay Horse just off the A6. There's good access to both Lancaster, Preston and the M6 at J33, whilst enjoying a rural position with the Forest of Bowland on the doorstep. The nearby villages of Galgate (2.6 miles) and Scorton (3.1 miles) and the town of Garstang (5.1 miles) provide local amenities including shops and great places to eat, including the well regarded Bay Horse Inn. The vibrant city of Lancaster (6.2 miles) has much to offer from a retail, educational, commercial and entertainment point of view.

Transport linked are convenient, the nearest junction on the M6 is J33 (1.8 miles) and Lancaster station (6.7 miles) is on the main west coast line with regular services to London Euston, Edinburgh and Manchester Airport.

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.

Directions

What3words:///social.loft.correctly

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity and water. Oil fired central heating to radiators from a Worcester combination boiler in the inner hall, controlled remotely via the HIVE app.

Private drainage to a sole use treatment plant located within the front garden. RING doorbell and RING cameras to front and rear gardens.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, Bosch dishwasher and Technik circulator fan.

Available by further negotiation: Dimplex electric stove, Belling range cooker, American style Fridgemaster, Bosch washing machine, Beko fridge freezer, Hoover tumble dryer, ONKYO audio system (connects to surround sound speakers in the sitting room).

Local Authority charges

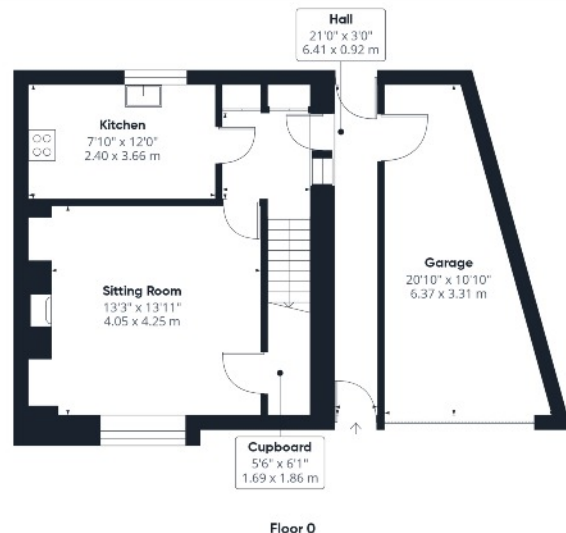
Wyre Council – Council Tax band E

Anti Money Laundering Regulations (AML)

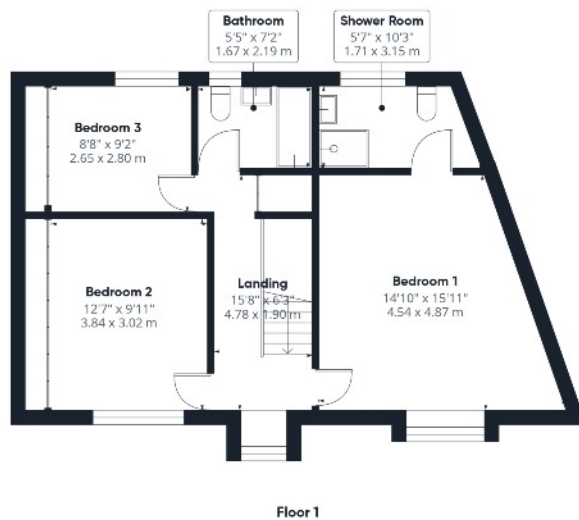
Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.







Approximate total area⁽¹⁾
1237 ft²
114.8 m²



(1) Excluding balconies and terraces

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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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.