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ESTATE AGENTS

3 Ashton Barns Ashton With  
Stodday, Lancaster, LA2 0AJ

3 Ashton Barns, , Ashton With Stodday, Lancaster

# The property at a glance

6  4  4 

- Stunning Converted Barn - Rural Outlook
- Six Bedroom Family Home
- Bathroom & 3 En-Suites
- Three Reception Rooms
- Office & Snug
- Impressive Entrance Hall
- Parking For Several Vehicles & Rear Garden
- Tenure: Freehold
- Property Band: G
- EPC:

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**£700,000**

# Get to know the property



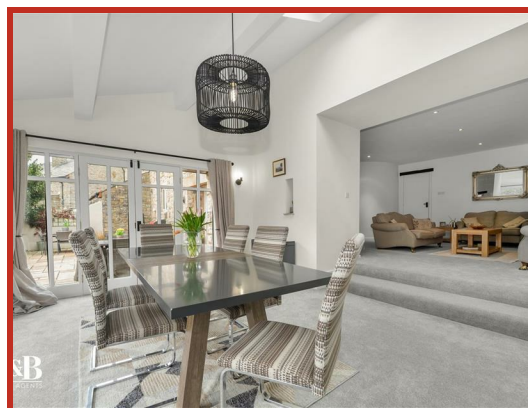
Nestled in the charming village of Ashton With Stodday, Lancaster, this stunning house (Approx 420.9 Sq m) offers a unique blend of elegance and character. With six spacious bedrooms, this property is perfect for families or those seeking ample space for guests. The sixth bedroom presents a versatile option, ideal for use as an office or a home gym, catering to modern lifestyles.

The property boasts four well-appointed bathrooms, the main bathroom is a fantastic four piece suite including a whirlpool bath. Three of the bathrooms are en suites, ensuring convenience and privacy for all residents. The three reception rooms provide a flexible living space, suitable for a variety of household needs, whether it be for entertaining guests or enjoying quiet family time.

As you step inside, you will be captivated by the charming features, including exposed beams that add a touch of rustic charm to the elegant interior. The property is not only aesthetically pleasing but also functional, with off-street parking and three garages, providing ample space for vehicles and storage.

Situated in a great location, residents can enjoy picturesque views of Lancaster Golf Club, enhancing the appeal of this remarkable home. Combining modern living with historical charm, this home is an ideal choice for those looking to settle in a tranquil yet vibrant community. Don't miss the opportunity to make this exquisite property your new home.

For further information, please contact the office at your earliest convenience.





**Hall**

5 x wood double glazed windows, wood double glazed door, sandstone floor, 5 x spot light points, smoke alarm, 2 x storage cupboards, doors to reception room 1, snug, kitchen, bedroom 6 and WC.

**WC**

Wood double glazed window, central heating radiator, 2 x spot light points, freestanding vanity unit with mixer tap and storage, floor mounted WC.

**Reception Room 1**

8 x Spot light points, central heating radiator, log burning fire and original brick surround, sliding door to kitchen open to sun room.

**Sun Room**

9 x wood double glazed windows and French doors to rear, 2 x Velux solar powered sky light windows and blinds.

**Snug**

2 x wood double glazed windows, central heating radiator, wood burner fire in original brick surround.

**Kitchen**

Wood double glazed windows, wood double glazed French doors to rear, 8 x spot light points, tiled splash back, shaker wall and base units, granite effect laminate units, stainless steel mixer sink, 4 ring electric hob, 2 x electric ovens, extractor fan, 2 x electric plinth heaters, integrated dishwasher and washing machine, space for fridge freezer, stone floor.

**Bedroom 6**

Wood double glazed window, central heating radiator, 6 x spot light points, stone floor.

**First Floor Landing**

4 x spot light points, smoke alarm, storage, doors to bedroom 2-5 and bathroom, spiral staircase to second floor.

**Bathroom**

Half tiled, wood double glazed window, central heating towel radiator, floor mounted dual flush WC, mounted sink with mixer tap, main feed waterfall shower, Whirlpool inset bath with mixer tap, underfloor heating and tiled floor.

**Bedroom 2**

Wood double glazed window, central heating radiator, 3 x spot lighting, built-in wardrobes, door to en-suite.

**En-Suite**

Wood double glazed window, central heating towel radiator, half tiling to complement, dual flush WC, wall mounted sink with mixer tap, main feed corner shower, vinyl floor.

**Bedroom 3**

Wood double glazed window, central heating radiator, built-in wardrobe, 3 x spot light points, door to en-suite.

**En-Suite**

Wood double glazed window, central heating towel radiator, half cladding, dual flush WC, wall mounted vanity waterfall sink with waterfall mixer tap, main feed shower, vinyl floor.

**Bedroom 4**

3 x Wood double glazed windows, central heating radiator, 3 x spot light points, built-in wardrobes.

**Bedroom 5**

Wood double glazed window, central heating radiator, built-in wardrobes.

**Second Floor Landing**

Spiral stairs to first floor, smoke alarm, open to bedroom 1.

**Bedroom 1**

3 x Velux solar double glazed windows with blinds, central heating radiator, walk-in wardrobe with fitted drawer and rail storage system, en-suite, storage cupboard, stairs to first floor.

**En-Suite**

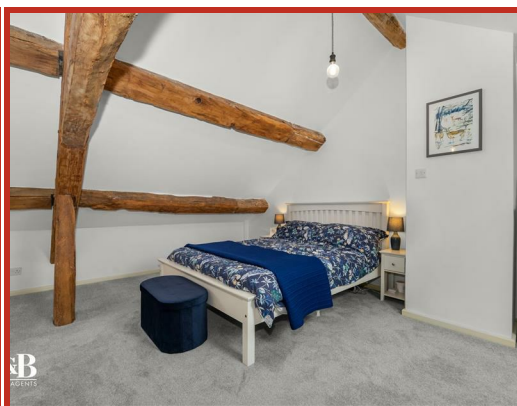
Roll top freestanding bath, large walk-in shower and double (His & Hers) basins, underfloor heating and solar blind.

**External - Front**

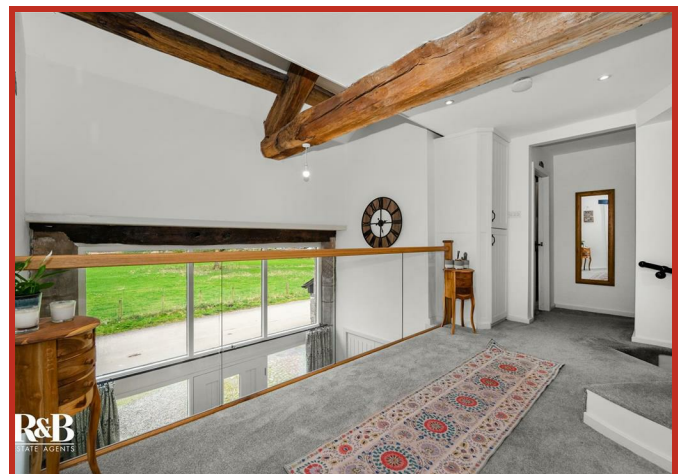
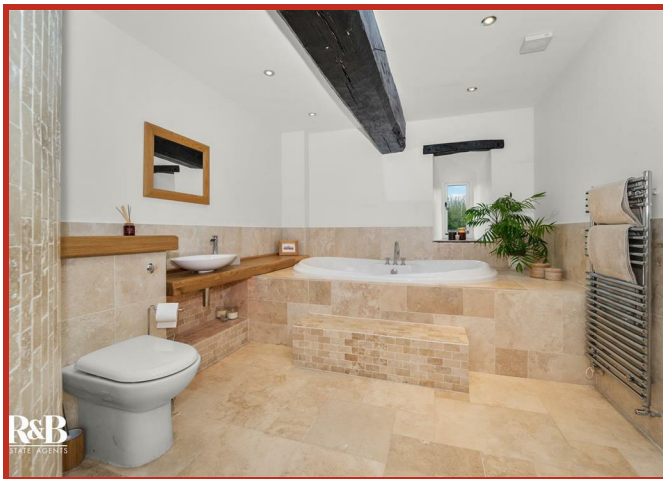
Car port.

**Rear Garden**

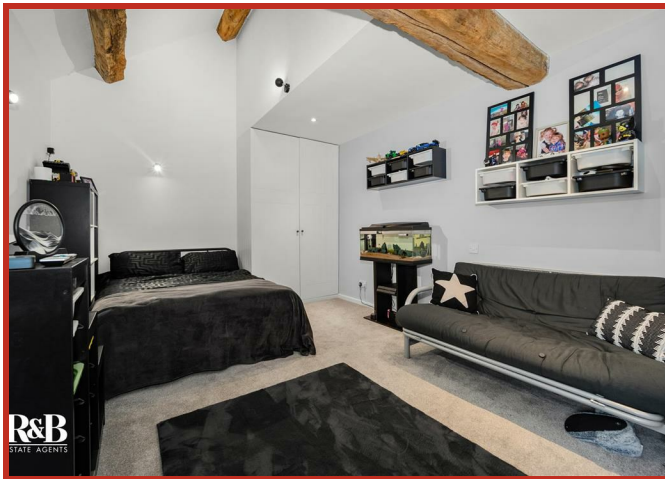
Stone paving, lawn, astro-turf, shrubs, 2 x garages.



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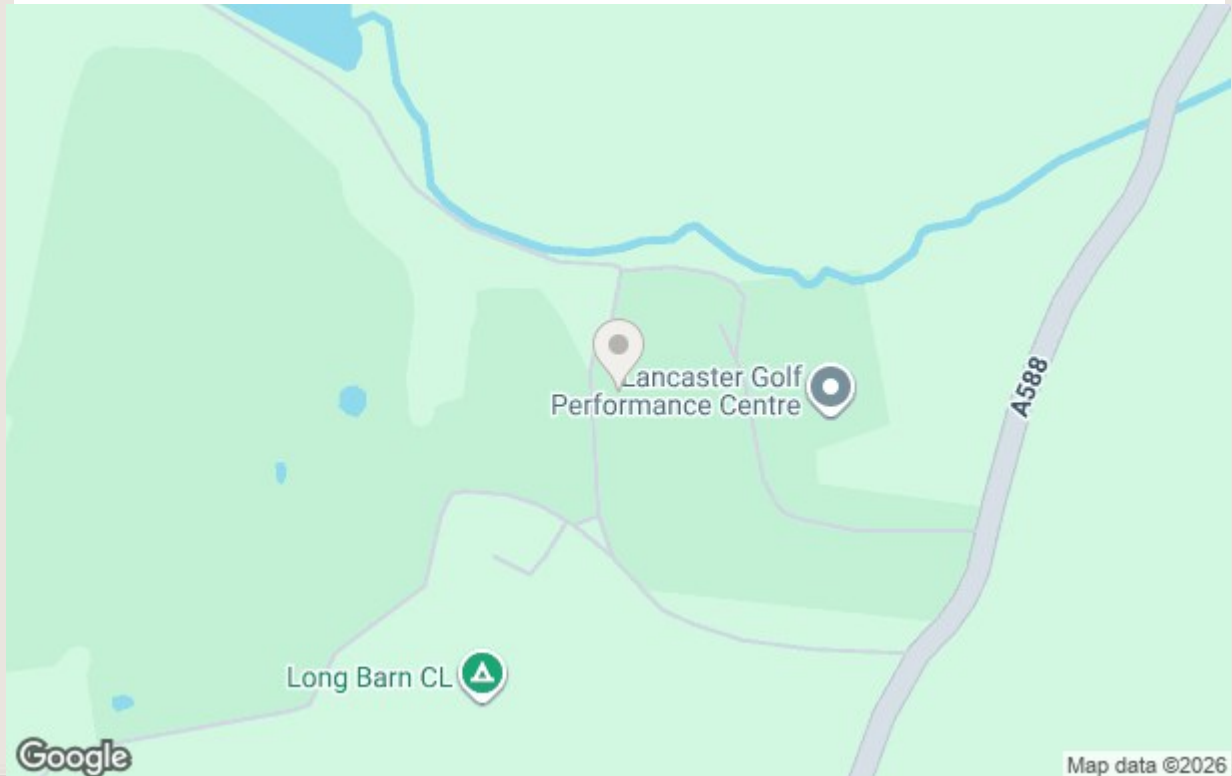
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	