



**4 Bed  
House - Detached  
located in Claughton**

**Jennings**  
estate agents



**Mill House Hornby Road**  
**Claughton**  
**Lancaster**  
**LA2 9LA**



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**Asking price £525,000**

Jennings Estate Agents are delighted to welcome to the market, this truly magnificent, four bedroom, barn conversion. Located in Claughton; a small village and civil parish on the A683 road, east of Lancaster. North of the village is the River Lune, to the south is Claughton Moor and the fells of the Forest of Bowland. This substantial property has been sympathetically converted, and provides ample living space and accommodation throughout. Claughton Beck runs between the property and the front garden. In the summer months you can relax in your garden to the sound of flowing water.

The property features; large entrance hall with double doors leading to the main reception, with large wood burner. The room features large windows, filling the room with light. Door leading to the kitchen dinner with integrated appliances. The fourth bedroom or second reception room is located to the front of the property. Modern wet-room, with space for the washing machine. Impressive wooden stairs leading to the first floor, with a large double glazed window. Three double bedrooms and a family bathroom. Spacious main bedroom with an en-suite. The property provides a large storage area underneath, which access is gained externally. Externally the property has a mature front garden with plants, trees and shrubs. Large parking area, leading to the garage, which has extra storage above. Double doors lead from the kitchen diner to a paved patio balcony, overlooking Claughton Beck.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

**Hallway**

17'2" x 9'11"

Entrance doorway, with double glazed window to the front aspect. Decorative staircase leading to the first floor. Double doors leading into-

**Lounge**

20'9" x 16'2"

Spacious main reception room featuring a log burner and stone hearth. Double glazed window to the rear and two double glazed windows to the front. Double glazed door leading to the main balcony. Two double radiators. Door leading to-

**Kitchen Diner**

9'6" x 15'3"

Fitted country style kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Integrated fridge freezer and dishwasher. Wooden flooring. Double radiator. Double glazed window and single door leading to the balcony leading to the front. Double wooden doors to the side, leading to the paved patio area, with views looking over the beck.

**Sitting Room/Bedroom**

9'10" x 21'8"

Two double glazed window to the front aspect. Double radiator.

**Wet Room**

Modern fitted wet-room with a large open plan shower area. Two piece modern suite comprising; wash hand basin and low level WC. Two heated towel rails. Fitted cupboard housing the washing machine.

**First Floor**

**First Floor Landing**

Large double glazed window to the rear aspect. Storage cupboard.

**Master Bedroom**

20'1" x 15'3"

(max)

Spacious main bedroom with exposed wooden beams to the ceiling. Five double glazed windows. Double radiator. Access to the loft space. Door Leading to-

**Ensuite**

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Skylight and double radiator.

**Bedroom Two**

9'10" x 17'7"

Double glazed window to the side aspect. Double radiator.

**Bedroom Three**

6'6" x 20'9"

Two double glazed windows to the front aspect. Exposed wood beams to the ceiling. Double radiator.

**Bathroom**

Three piece suite comprising; bath, wash hand basin and low level WC. Double radiator. Skylight.

**Exterior**



### **External**

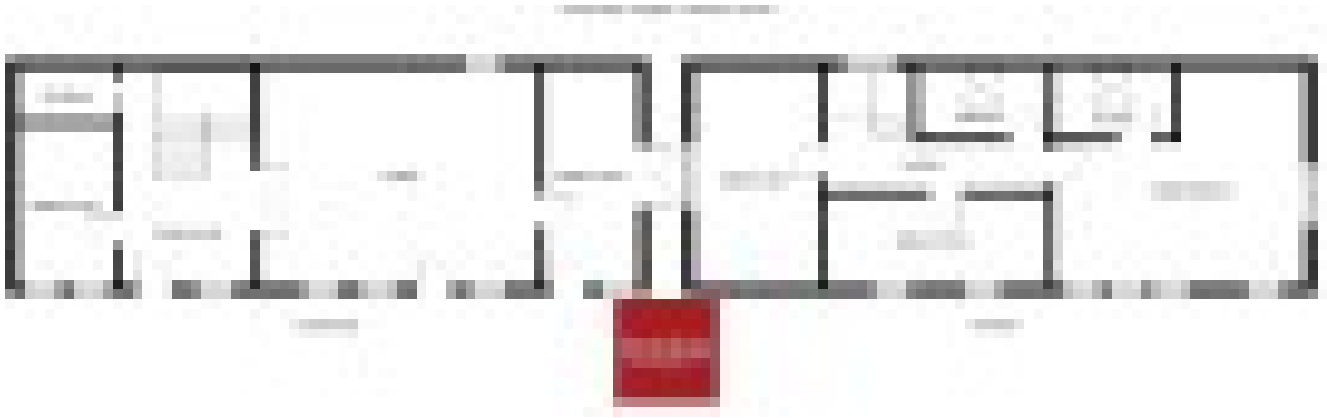
Well established mature front garden, featuring a large wooden bridge over Claughton Beck. You will be able to hear the sound of the water passing you by on a warm summer evening. Ample parking and large detached garage. Private paved patio to the side, with glass balcony overlooking Claughton Beck. Large storage area underneath the property, which runs the full length of the property.

### **Garage**

17'3" x 17'11"

Electric entrance door, power and light. Spiral staircase leading to a large storage space above the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: E**  
**Council Tax Band:**

**DIRECTIONS**

## CONTACT

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