



## 1 Great Crimbles Barn Crimbles Lane, Cockerham, Lancaster, LA2 0ET

Nestled in a quiet and discreet position, this beautifully presented barn conversion exudes character and charm. Designed by the current vendors to provide a growing family with space and comfort, no stone has been unturned. With large open plan living spaces including a cosy living area with multi-fuel stove and far reaching views. Dining area and kitchen with high vaulted ceilings and ample storage. With three double bedrooms - master with walk in wardrobe and ensuite, as well as a beautifully tranquil bathroom.

Situated in the south Lancaster village of Cockerham, this beautiful home showcases the very best of rural life. Sample some of the county's best home produced ice cream at Walling's or enjoy the tastes of the local craft brewery at Farm Yard Ales. With a highly regarded primary school, and bus access to local high schools including the local Grammar Schools. With good access to junction 33 of the M6 motorway, and surrounding towns including Lancaster and Garstang.



## Layout (with approx. dimensions)

### Entrance Hall

A bright and spacious welcoming hall, fitted with a solid wooden external door. With characterful wooden beams, ceramic tiled flooring, downlighters and electric radiator as well as stairs leading to the first floor.

### Bedroom One

**16'0" x 10'6" (4.89 x 3.22)**

Fitted with two wooden double glazed windows overlooking the private courtyard garden. With downlighters and an electric radiator. A wooden door leads into:

### Walk-In-Wardrobe

**9'6" x 6'9" (2.90 x 2.06)**

Fitted with a range of hanging rails and shelving, the spacious room provides ample storage for clothes, bags and shoes alike. A versatile space.

### Ensuite Shower Room

Fitted with a three-piece suite consisting of a WC, a wash hand basin and a large shower cubicle with tiled surround. With downlighters and a heated towel rail.

### Bathroom

**7'8" x 7'6" (2.34 x 2.29)**

Fitted with a three piece suite comprising a WC, wash hand basin set in a feature cabinet and an oval freestanding bath, with half tile walls and flooring. Fitted with a wooden double glazed frosted window, an extractor fan, downlighters and a heated towel rail.

### Utility Room

**6'11" x 4'0" (2.12 x 1.22)**

A useful laundry room, fitted with a base unit with a worktop over and a stainless steel sink unit with mixer tap and drainer. With plumbing for a washing machine and space for a tumble dryer, as well as ample storage.

### Bedroom Three

**13'6" x 9'3" (4.13 x 2.84)**

Fitted with a wooden double glazed window showcasing views across the surrounding countryside. With downlighters and an electric radiator.

### Bedroom Two

**9'3" x 7'6" (2.83 x 2.31)**

Fitted with a wooden double glazed window overlooking the private cottage garden located at the front of the property. With downlighters and an electric radiator.

### First Floor Open Plan Living

**27'9" x 24'3" (8.48 x 7.40)**

This beautifully spacious, open plan first floor will excite many. Perfect for hosting the whole family or simply sitting back and relaxing in front of the impressive log burning stove. This beautiful space has a study area, living area and dining area and opens into the kitchen.

Fitted with a wooden double glazed window and double doors fitted with a Juliet balcony, this beautiful space showcases impressive views across the surrounding countryside. With wooden character beams and a vaulted ceiling, two velux double glazed windows and three electric radiators.

### Kitchen

**11'11" x 8'7" (3.65 x 2.64 )**

Fitted with a range of wall and base units with complementary quartz worktops over and an inset sink with drainer and mix it. There is also a useful central island space, with a fritted breakfast bar. Fitted appliances include a high-rise double oven, an electric hob with extractor above and an integrated fridge freezer. With a wooden double glazed window overlooking the courtyard garden to the front and ceramic tiled flooring. A wooden door leads into:

### Pantry

**11'4" x 7'9" (3.47 x 2.37)**

This versatile space could be used for multiple uses however the current vendors have decided to use this as an additional storage area/pantry. The perfect place to store additional kitchen equipment, you do not wish to have on show.

### Outside

To the front of the property, a beautiful cottage garden can be found with lovely planted borders incorporating poppies, roses, and lavender. With a stepping stone pathway leading to the front door and a stone chipped driveway providing parking for approximately three cars. This leads to a carport/woodstore area with additional external storage. This also leads to:

### Studio

**8'0" x 6'10" (2.45 x 2.09)**

Originally set as the garage to the property, the current vendors have converted this space into a practical work from home Studio. With decorative wooden panelling which retains heat well and an electric radiator.

### Services

Mains electric, mains water and drainage via septic treatment plant, shared with Great Crimbles Barns - numbers 2 & 3. Costs of maintenance are shared equally between all three properties.

### Council Tax

Band E - Lancaster City Council.

### Tenure

Freehold.

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		92
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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