



R&B
ESTATE AGENTS

8 Leach House Lane, Galgate,
Lancaster, LA2 0RT

8, Leach House Lane, Galgate, Lancaster

The property at a glance **4** **2** **2**

- Impressive Barn Conversion In Rural Location
- Four Bedrooms, Bathroom & En-Suite
- Open Plan Kitchen / Dining Room
- Spacious Lounge
- Good Sized Rear Garden, Parking & Garage
- Tenure: Leasehold
- Property Band: F
- EPC:
- Picturesque Location
- Excellent Transport Links

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lancaster@rbestateagents.co.uk
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£460,000

Get to know the property



Nestled in the picturesque setting of Leach House Lane in Galgate, Lancaster, this stunning barn conversion offers a unique blend of rustic charm and modern living. With four generously sized bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is an inviting open plan kitchen that seamlessly flows into a spacious living room, creating an ideal environment for both entertaining and everyday living.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. The large rear garden is a true highlight, providing a tranquil outdoor space for relaxation, gardening, or family gatherings, all set against the backdrop of the serene rural landscape.

This beautiful barn conversion not only offers a comfortable and stylish home but also allows you to enjoy the peacefulness of country living while remaining within easy reach of local amenities. If you are looking for a property that combines character with modern comforts in an idyllic location, this is an opportunity not to be missed.

This is a Leasehold property, only costing £75 per month (£900 per Annum).





Entrance

Composite door to hall.

Hall

Central heating radiator, tiled floor, door to dining room, WC, storage cupboard, reception room, utility, stairs to first floor.

Dining Room

UPVC double glazed window, central heating radiator, Oak floor, open passage to kitchen.

Kitchen

UPVC double glazed window, ceramic sink with mixer tap and drainer. integral double oven, dishwasher, 4 ring electric hob, extractor fan, range of wall, drawer and base units, quartz worktops and tiled splash back, tiled effect flooring, spotlighting.

Utility Room

Tiled floor, space for fridge freezer.

WC

Central heating radiator, low basin WC, wall mounted wash basin, traditional taps, extractor fan, tiled floor.

Reception Room

Double glazed window, hardwood door, central heating radiator, log burner fireplace, Oak floor, UPVC double glazed French door to rear.

Landing

UPVC double glazed window, loft access, door to bedrooms 1, 2,3 & 4, storage cupboard and bathroom.

Bedroom 1

2 x UPVC double glazed window, central heating radiator, door to en-suite.

En-Suite

Central heating radiator, WC, pedestal wash basin, mixer tap, direct feed shower, extractor fan, part tiled elevation, tile effect floor.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bedroom 3

Velux window, central heating radiator.

Bedroom 4

UPVC double glazed window, central heating radiator.

Bathroom

Velux window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse direct feed shower, tile lino floor, extractor fan.

External

Parking and lovely enclosed rear garden with seating area and extensive lawn.



8 Leach House Lane,
Galgate, Lancaster, LA2
ORT



8 Leach House Lane, Galgate, Lancaster, LA2 ORT



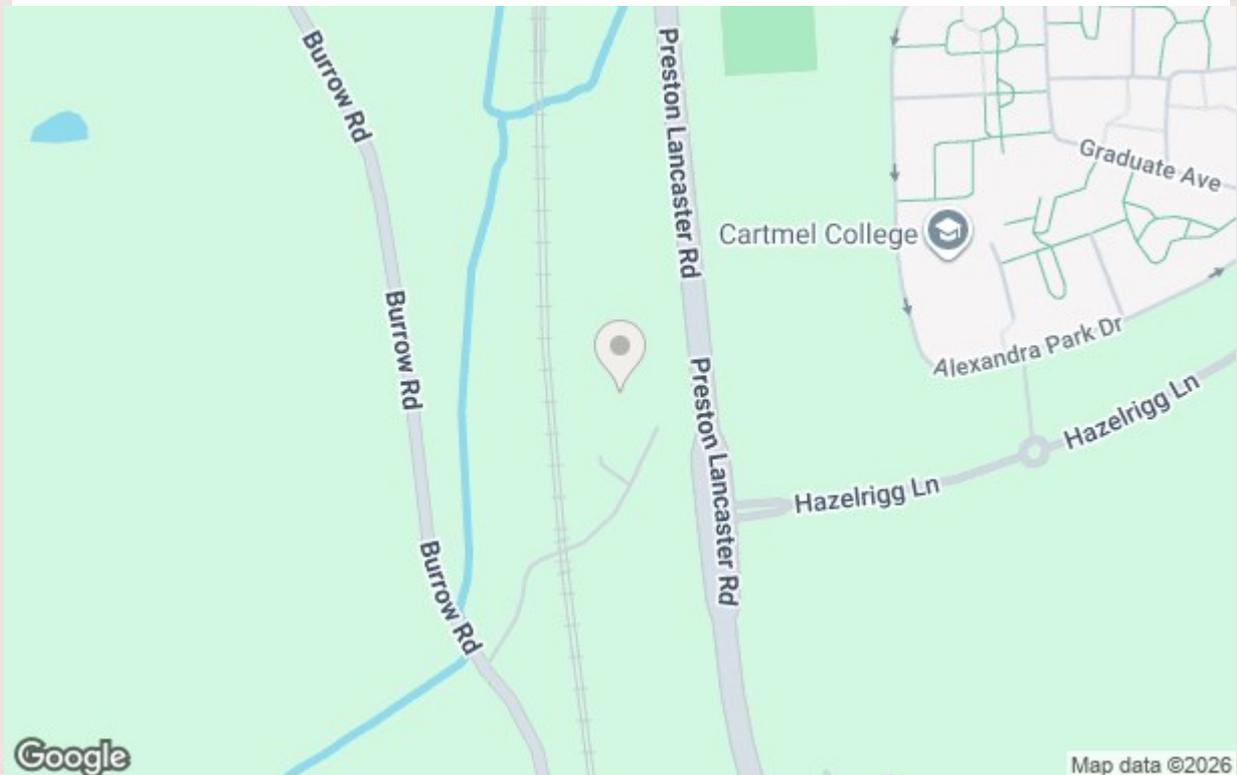
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Take a nosey round



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

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