



Folly Farm Folly Lane  
Slyne  
Lancaster  
Lancashire  
LA2 6AB









- \* Presenting a characterful former farmhouse with annexe, offering potential for family member independent living or additional income opportunity.
- \* Conveniently located in the popular area of Slyne within easy reach of local shops and amenities.
- \* Nearby city of Lancaster, with high street shops, restaurants, bars, supermarkets and highly regarded schools, Morecambe Bay and the M6 motorway all within 10 minutes drive from this central location.
- \* Immaculately presented five bedroom family home with generously sized wrap around grounds with ample parking.
- \* Stunning, unrestricted views of open countryside and rolling hills.
- \* Perfect blend of contemporary finishes and character features including exposed beams, stone walls and feature windows.
- \* Three recently installed wood burning stoves
- \* Impressive Victorian greenhouse



# Ground Floor

## Porch

7'3" by 4'3" (2.22 by 1.3)

Windows to side aspects, stone flooring and ceiling light.

## Hallway

7'2" by 19'0" (2.19 by 5.8)

Light and spacious hallway with feature window to front aspect, stairs to the first floor, electricity points and ceiling lights.

## WC

5'2" by 6'6" (1.58 by 2)

Handy downstairs toilet with low flush WC, pedestal wash hand basin, window to side aspect, radiator and ceiling light.

## Dining Room

12'6" by 24'7" (3.83 by 7.5)

Feature log burning stove, (awarded the coveted ClearSkies 5 award by Defra), feature beams, double doors opening out to rear garden, radiator, wall and ceiling lights.

## Kitchen

9'10" by 19'1" (3 by 5.82)

Fitted kitchen with a range of base and wall mounted units, four ring ceramic hob, oven, large integral fridge, large integral freezer, integral dishwasher, sink and drainer unit. The room also has windows to rear and side aspects, door to the side leading to garden, radiator, electricity points and ceiling lights.

## Snug

14'5" by 19'4" (4.4 by 5.9)

Feature new (December 2024) wood burning stove with backboiler for water heating, windows to side and rear aspects with window seats, shelving, radiator, electricity points feature beams and ceiling light.

## Lounge

20'2" by 22'11" (6.16 by 7.01)

Feature new wood burning stove (December 2024), windows to front aspect, feature beams, radiators, electricity points and ceiling spot lights.

## Inner Hallway

6'0" by 35'5" (1.85 by 10.8)

Stone flooring, windows to rear aspect, ceiling lights, door to annexe, sliding door to garage and door to the rear leading to the garden.

## Annexe Area

Self contained annexe.

## Annexe Kitchen Living Area

11'1" by 20'6" (maximum measurements) (3.4 by 6.25 (maximum measurements))

Fitted kitchen with a range of base and wall mounted units, four ring ceramic hob with oven beneath, plumbing for a washing machine, space for fridge freezer, sink and drainer unit. The room also has stairs leading to the bedroom, window to front aspect, radiator, electricity points and ceiling spot lights.

## Annexe Shower Room

6'6" by 5'6" (2 by 1.68)

Three piece suite comprising a shower cubicle, low flush WC and pedestal wash hand basin. The room also has a towel radiator, extractor fan, and spot lights.

## Annexe Bedroom

11'2" by 13'10" (3.42 by 4.22)

Double bedroom with two velux windows, access to storage in the eaves, radiator, feature beams, electricity points and ceiling light.

## Integral Garage

14'5" by 22'11" (4.4 by 6.99)

Spacious garage that has the potential to be turned into a second self contained annexe with power, lighting and up and over door to the front.







## First Floor

### Landing

10'7" by 4'4" (maximum measurements) (3.25 by 12.3 (maximum measurements))  
With window to front aspect, storage cupboard, electricity points and ceiling lights.

### Bathroom

7'0" by 8'5" (2.14 by 2.57)

Three piece suite comprising a panel bath with shower over, low flush WC and vanity unit with wash hand basin above. The room also has a window to rear aspect, towel radiator and ceiling lights.

## Bedroom One

16'3" by 14'8" (4.97 by 4.48)

Double bedroom with fitted wardrobes to one side, windows to both side aspects, radiators, electricity points and ceiling light.

## Bedroom Two

13'0" by 23'9" (maximum measurements) (3.98 by 7.26 (maximum measurements))

Double bedroom with fitted wardrobes, windows to front aspect, feature beams, feature stone wall, radiators, electricity points and ceiling lights.

## En Suite

7'2" by 7'1" (2.2 by 2.16)

Three piece suite comprising a panel bath with shower over, low flush WC and pedestal wash hand basin. The room also has a window to rear aspect, radiator and ceiling lights.

## Bedroom Three

9'0" by 24'10" (2.76 by 7.58)

Double bedroom with windows to rear aspect, radiators, electricity points and ceiling lights.

## Second Floor



## Landing

7'3" by 13'6" (2.22 by 4.13)

Feature beams, velux window and storage cupboards.

## Bedroom Four

7'4" by 17'0" (2.25 by 5.2)

Double bedroom with velux windows, feature beams, window to side aspect, electricity points, radiator and wall light.

## Bedroom Five

7'9" by 14'4" (2.38 by 4.37)

Double bedroom with velux windows, feature beams, electricity points, radiator and wall light.

## External

This fantastic property occupies an acre of garden and grounds with a magnificent Victorian style greenhouse and several outbuildings. Look out for the secret seating area and enjoy canal walks from your own lane!

## Council Tax

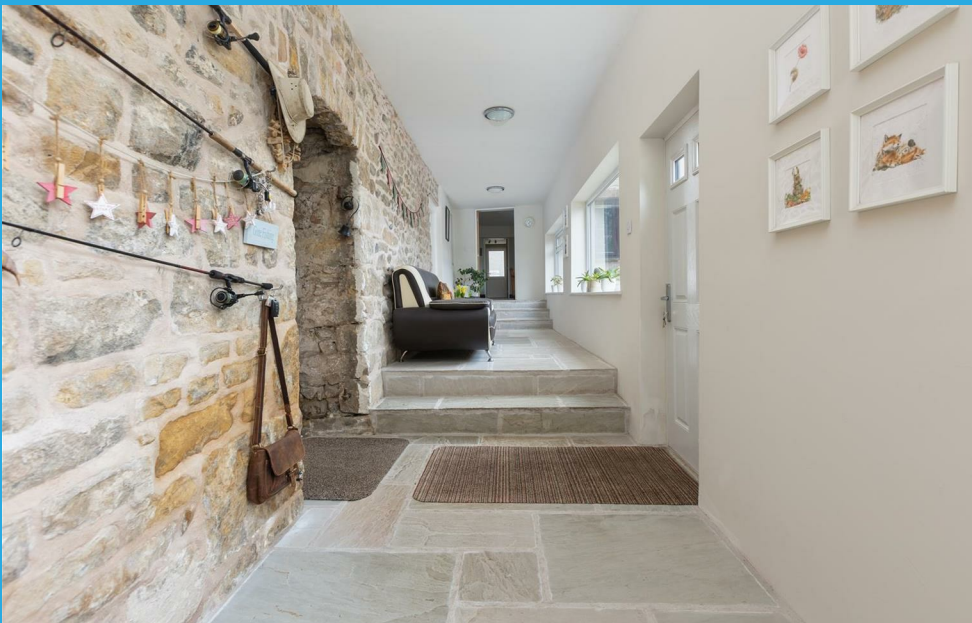
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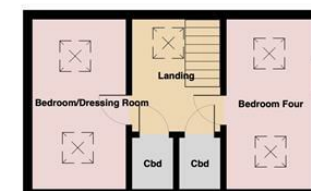












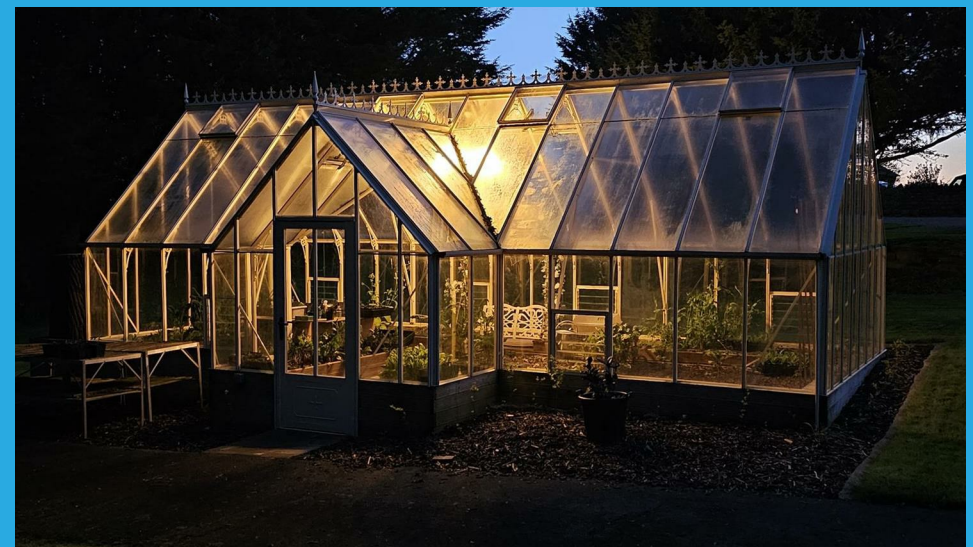
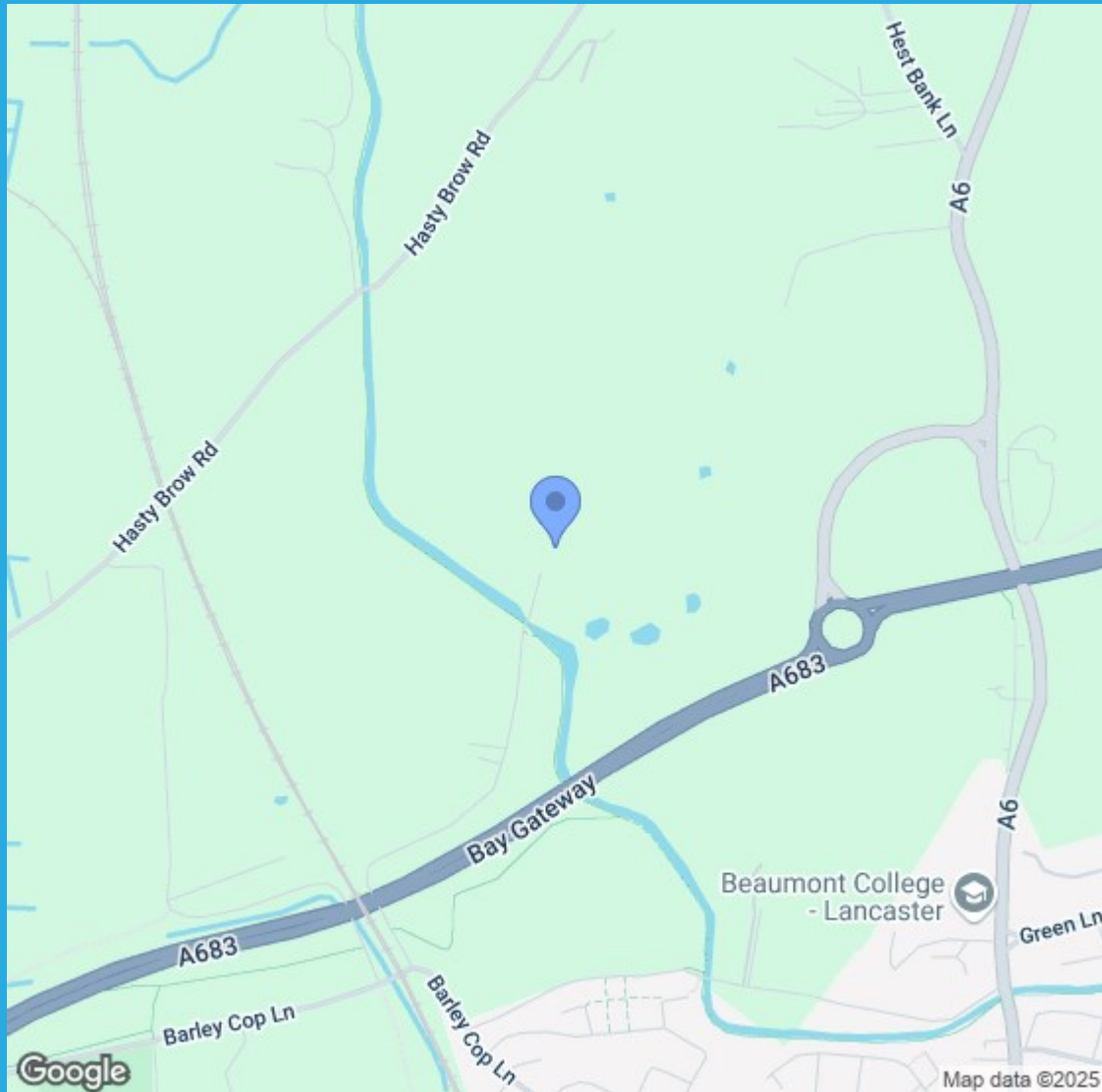






## Directions

From Lancaster city centre follow the A6 north towards Carnforth heading over the Greyhound Bridge. Follow it round to the right alongside Ryelands Park before taking a left on to Slyne Road at the lights. Take a left on to Barley Cop Lane, following this road to the bottom and through where it becomes Folly Lane. Continue and the property will become visible from there.





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