HOUSECLUB
ESTATE AGENCY

Lydon Barn Potters Brook, Bay Horse, Lancaster, LA2 0HW

£335,000

Where is this?

The courtyard of five which hosts this property is just off the A6 at Bay Horse, between Lancaster and Garstang. Heading south, Potters Brook is a right hand turn and the courtyard is immediately on your left hand side. The location is fantastic. Lancaster University is a short drive away and the Royal Lancaster Infirmary and Lancaster city centre are a very simple drive in along the A6. For those who commute further, M6 junction 33 is within a three minute drive and Preston, Garstang and even Blackpool and the Fylde Coast can be reached quite easily by car.

The accommodation

All one one level this detached home really does give off a feel of period charm and the space you'd expect from a barn conversion. The welcoming entrance hallway provides access to the family bathroom, the spacious fitted kitchen, a stunning lounge with exposed beams and feature stone walls and three double bedrooms.

Let's step outside..

This property has an adjoining garage and two parking spaces within the courtyard. Externally the property has a lawned rear garden.

The current set up..

The courtyard is in the process of being divided. Currently part of the freehold of the wider development it is anticipated that the four apartments opposite will each become leasehold on a long lease and this property will then have it's own freehold title.

Services

The property has electric heating, mains water and a septic tank for drainage.

Tenure

TBA by the respective conveyancers though anticipated this barn will have it's own unique freehold title.

Council Tax

Band D via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available online with further queries to be raised to our Lancaster sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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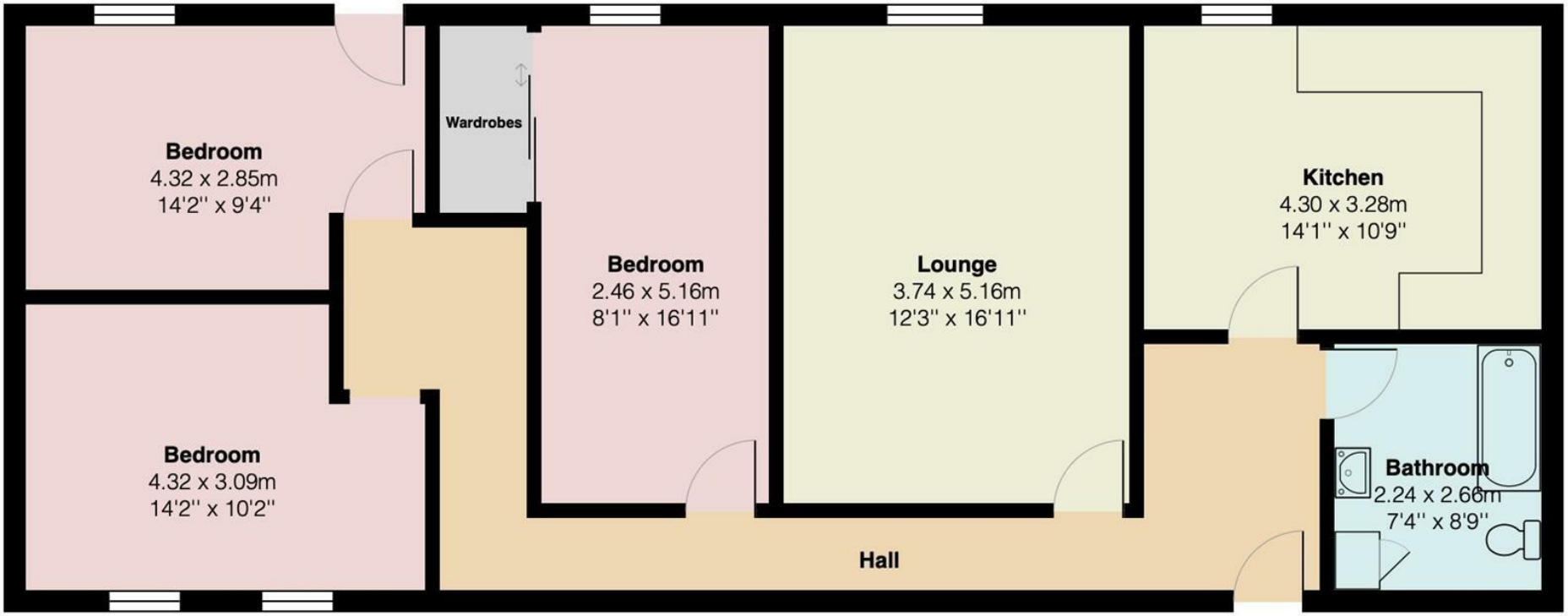

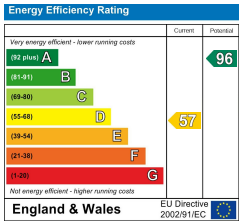

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