





### **The location..**

The Blossoms is situated on Whams Lane in the popular rural hamlet of Bay Horse. This superb family home is ideally positioned to take full advantage of nearby M6 access at junction 33 and is a short drive from Lancaster University and the Royal Lancaster Infirmary. Bay Horse sits between Lancaster and Preston giving you ample opportunity to take advantage of the two bustling city centres and the attractions on offer. Lancaster has many popular landmarks including Lancaster Castle, the Priory and the always popular Ashton Memorial and Williamson Park. The countryside views to the front and rear of this property are just spectacular.

### **The accommodation..**

Recently upgraded significantly by the present owner the home is accessible to the side elevation into a particularly welcoming hallway. There is a breathtaking open plan kitchen/diner (installed in 2021), a spacious yet cosy lounge, a utility room, a ground floor bathroom (installed Autumn 2024) and a lovely conservatory looking out onto the south facing rear garden. Upstairs are four well proportioned bedrooms, a shower room (installed Autumn 2024) and an ensuite (installed Spring 2022). The boiler is also a recent addition in Autumn 2019 with the pressurised cylinder added in 2021.

### **Let's step outside..**

With a near 70 feet frontage, laid to lawn and with a shared, paved drive the entrance is grand. To the rear is the detached garage with electric roller door, power and light and a gorgeous south facing lawned garden which has been beautifully maintained.

### **The situation..**

This property has been with the current owner for over twenty years and is now available with no onward chain.

### **The kitchen..**

We need to say more about this...! The stunning dining kitchen is both stylish and practical with wall and base units in a light shade of grey, marbled effect worktop surfaces, a breakfast bar and a range of quality AEG appliances including a five-ring gas hob, twin ovens, a microwave, a warming drawer, a dishwasher and a fridge freezer.

### **Services**

The property is serviced with electricity and LPG gas (the tank is filled approximately every ten months currently at a rough cost of £550). There is also a septic tank positioned in the rear garden.

### **Tenure**

The property is freehold with title number LA922667.

### **Council Tax**

The property is Band F via Lancaster City Council.

### **Viewings**

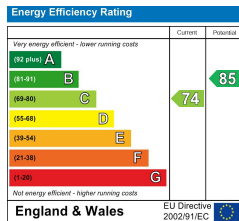
Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

A full copy is available on our website - for further enquiries please make contact with our office.







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