



Stanley Lodge Farm Cockerham Road
Bay Horse
Lancaster
LA2 0HE



STANLEY LODGE FARM

STANLEY LODGE FARMHOUSE
Beds & Breakfast
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www.stanleylodgefarmhouse.co.uk



A rare opportunity to acquire a truly exceptional and versatile property, offering not only a substantial six-bedroom, five-bathroom family home but also an established and successful B&B business, two self-contained one-bedroom ancillary properties, extensive off-road parking and a substantial workshop.

Perfectly suited to those seeking a ready-made lifestyle business, multi-generational living or a spacious family home with exciting income-generating potential, Stanley Lodge offers an outstanding combination of space, flexibility and opportunity.

Inside The Home

An exceptional opportunity to acquire a beautifully presented and highly versatile property, combining a substantial family home with an established and successful B&B business. Stanley Lodge offers an impressive six-bedroom, five-bathroom residence, two self-contained one-bedroom ancillary properties, extensive parking and a substantial workshop, together presenting an exciting proposition for those seeking a lifestyle purchase with significant income-generating potential.

Stanley Lodge is an elegant and generously proportioned family home, arranged over three floors and currently operated as a successful B&B. The property provides an abundance of flexible accommodation, seamlessly combining the character and comfort of a substantial private residence with the facilities required to continue its established business use.

Upon entering through the welcoming Entrance Hall, the accommodation opens into a spacious Dining Room, which in turn leads through to the kitchen currently serving the B&B. Well-equipped with a range of integrated and freestanding appliances, alongside ample storage and preparation space, this area is ideally suited to the property's current operation. A generous Lounge completes the guest accommodation, providing a welcoming and comfortable space in which to relax.

To the rear of the property lies the private living accommodation, offering an equally impressive and well-designed space for family life. Here, a generous Living Area provides a cosy retreat, while the spacious open-plan Dining Kitchen creates a superb hub for everyday living and entertaining. A convenient ground-floor WC and Utility Garage complete the ground-floor accommodation.

The first floor is home to four generous double Bedrooms, each benefiting from its own en-suite Shower Room, making this level ideally configured for the continued operation of the B&B. From the front-facing rooms, delightful open views stretch across the Lancashire countryside towards the picturesque Forest of Bowland.

To the second floor are two further well-proportioned double Bedrooms, together with a spacious family Bathroom, offering excellent flexibility for family accommodation, additional guest rooms or a variety of alternative uses.

Complementing the main residence are two separate, self-contained ancillary properties, providing further accommodation and excellent potential for additional income or multi-generational living.

Ivy Cottage is a charming detached one-bedroom bungalow, full of character and warmth. The accommodation comprises an open-plan Living, Dining and Kitchen area, a double Bedroom and a modern Shower Room. Beautiful features, including exposed stonework and characterful wooden beams, enhance the cottage's appeal and create a wonderfully inviting atmosphere. Currently let at £95 per night.

Situated above the Garage, the Studio Apartment provides further flexible accommodation, comprising an open-plan Living and Bedroom space together with its own Shower Room. This versatile additional property offers excellent potential for guest accommodation, independent living or further income generation. Currently let at £85 per night.

Whether you are seeking an established, ready-to-run business, a substantial family home with the flexibility for multi-generational living, or a lifestyle purchase with multiple income-generating opportunities, Stanley Lodge offers an exceptional combination of space, versatility and potential.

With its successful B&B operation, impressive main residence, two self-contained ancillary properties, extensive parking and considerable scope for future development, Stanley Lodge represents a rare and exciting opportunity to acquire a truly versatile property with both outstanding lifestyle appeal and significant business potential.

Let's Take A Closer Look At The Area

Located in the small village of Cockerham, perfectly positioned between Lancaster and Garstang, this area offers the perfect balance of peaceful countryside living and everyday convenience. The area benefits from a range of local schooling options, with further education facilities and the highly regarded Lancaster University and University of Cumbria within easy reach. Excellent transport links, including convenient access to the A6, M6 motorway and Lancaster Railway Station, provide straightforward connections to Preston, Manchester, London and beyond, making Cockerham an ideal location for families, professionals and commuters alike, as well as a roaring holiday let trade, as this property is less than a 10 minute drive to Junction 33 of the M6 Motorway. With a plethora of local walks and beauty spots, this superb home caters for all.





Let's Step Outside

Externally, Stanley Lodge is equally impressive. The property benefits from extensive off-road parking for up to 11 vehicles, an invaluable feature for a property of this scale and its current business operation. A substantial 40ft x 20ft Workshop provides a wealth of possibilities, offering excellent storage and workspace, together with exciting potential for redevelopment or alternative use, subject to the necessary planning permissions and consents. With gardens front and rear, there is ample space to sit back and enjoy warm summer evenings with loved ones, in a safe and secure environment.

There are also the added bonuses of a wooden built summer house, and a brick built games room, providing flexible outdoor areas to complement the home. Ideal for those who love to entertain, have young children or are simply looking for a work from home office space, this incredible space provides versatility once more.

Services

The property is fitted with a modern oil central heating boiler, and has mains electric, oil heating, mains water and drainage via septic tank, which is due to be newly installed.

Tenure

The property is Freehold.

Council Tax

This home is Band C under Wyre Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.





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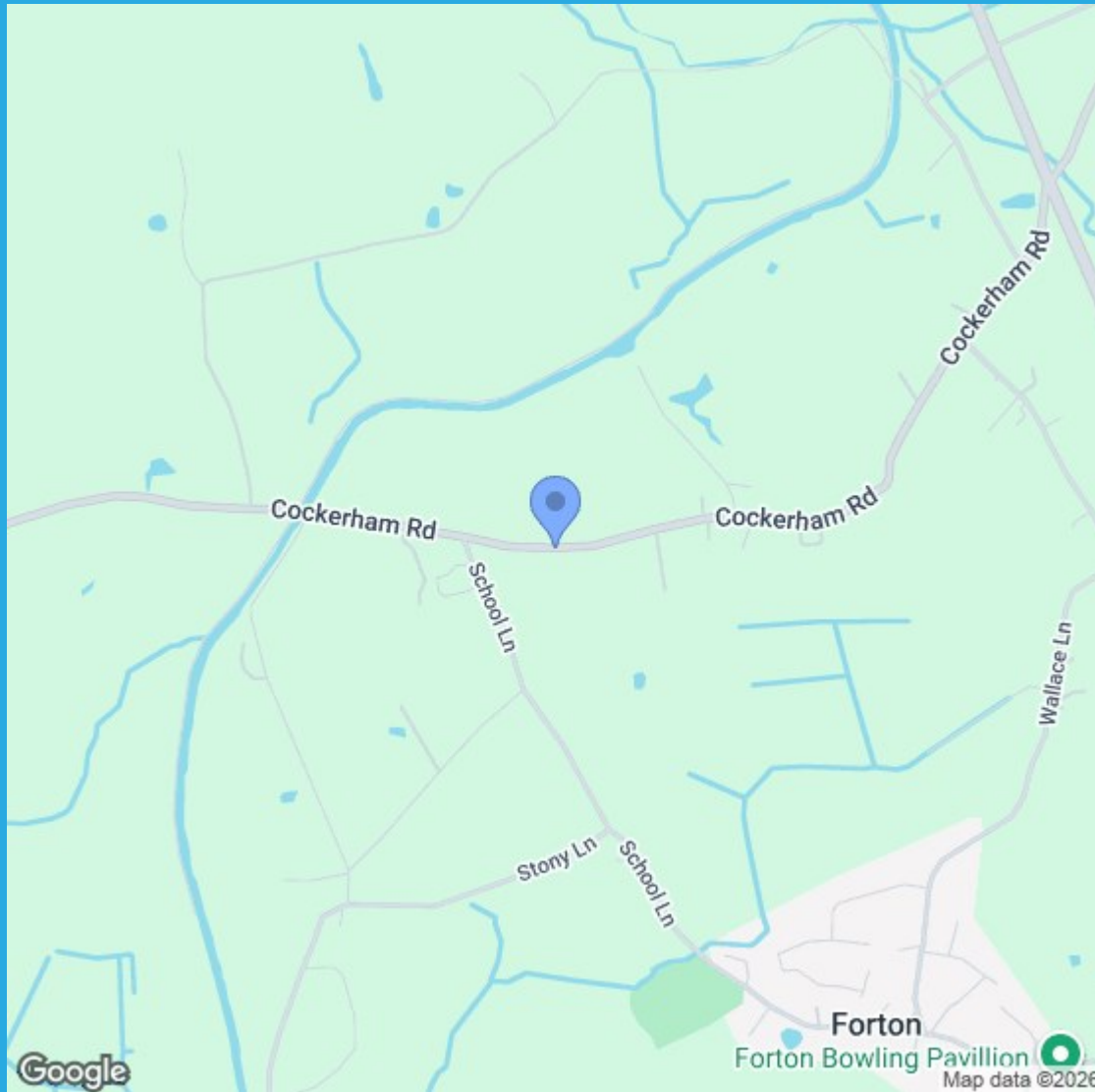


Total Area: 465.8 m² ... 5014 ft²



Directions

From Junction 33 of the M6 motorway, leave the motorway and proceed to the first round about. At the roundabout, take the second exit onto Preston Lancaster Road (A6). From there, take the third turning on the right onto Cockerham Road and proceed for approximately 0.5 miles, where the property is situated on the right hand side and can be located by our For Sale Sign.



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