



18 Barley Cop Lane, Lancaster
£280,000







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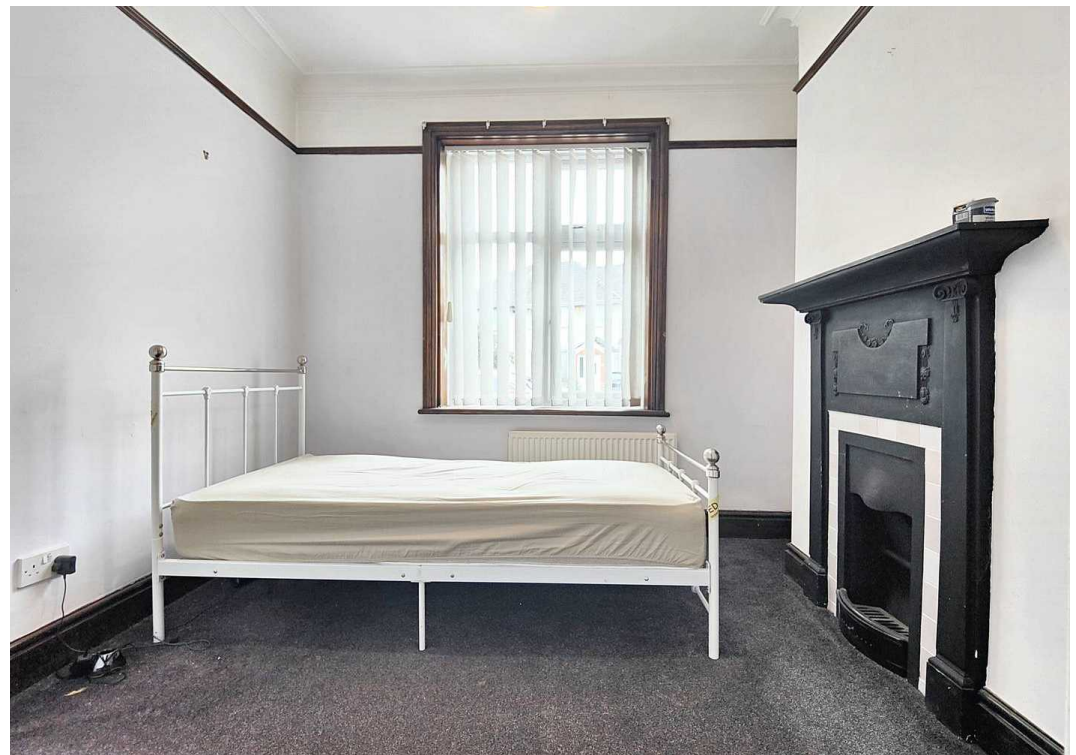
Lancaster, Lancaster

The Old Manse blends modern interiors and traditional charm. Spacious layout, 5 bedrooms, delightful garden with fruit trees & lawn.

Conveniently located with off-road parking and garage. Ideal for families seeking a peaceful retreat with style, practicality & plenty of space
Council Tax band: E

Tenure: Freehold

- Detached House
- 5 Bedrooms
- Bathroom, Shower Room & WC
- 2 Receptions
- Kitchen Diner & Utility
- Gated Courtyard & Garden
- Garage & Gated Parking
- Character & Charm
- Great Local Amenities
- Transport & Travel Links





Location

Barley Cop Lane is a residential road in north Lancaster. The location, just beside the Beaumont area, means there is good access to the city centre but also to the motorway and north towards Bolton-Le-Sands and Kendal. There are popular local schools and a good selection of local shops and businesses. Regular buses run along the main road connecting to Lancaster, Morecambe and further afield. Within the area there are pleasant river walks and also a local park.

The House

This house has history, character and blends original features with light, modern interiors. If you are looking for space then this is the one for you. The house was the Methodist Manse built in 1923. There are original features - fireplaces, picture rails, coving and doors. At that time the house stood in generous grounds and today it retains the feel and much of the privacy of a grand country home. In later years The Manse was extended and today is a generous family home with the potential for a ground floor annex in the old housekeepers section. There are two receptions, a kitchen diner, four first floor bedrooms, utility and garage. There is a modern family bathroom on the first floor, a separate WC and downstairs, in the annex, is a modern shower room. Whilst you will find a lot of impressive work already done there is still scope to update the house, perhaps a new kitchen? Updated bedroom décor? Even a new en-suite? How much you change and how quickly is up to you!

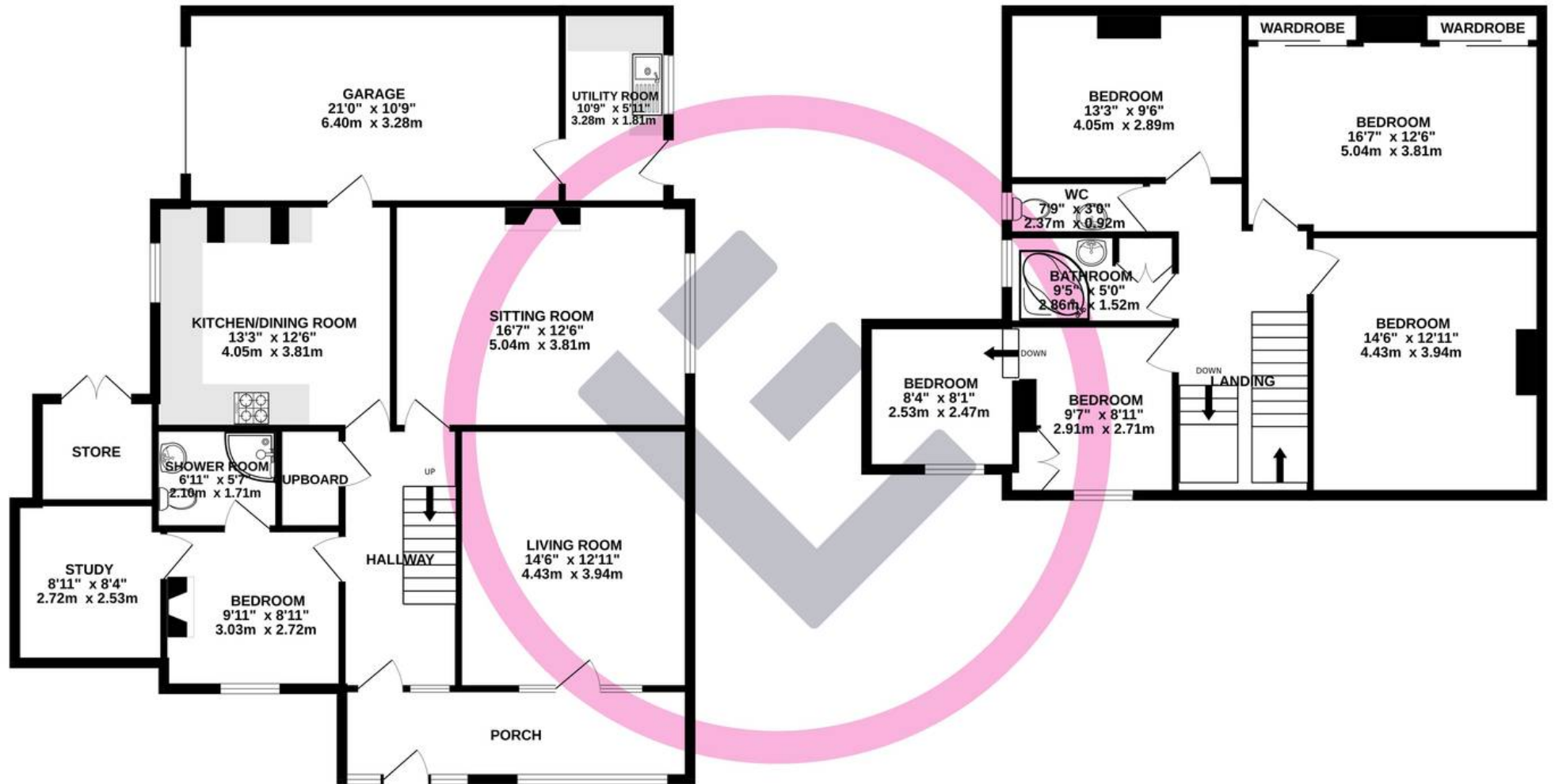


Bedrooms & Bathrooms

In addition to the ground floor annex with two rooms and a shower room there are four first floor bedrooms, a modern a bathroom and a separate WC. Above the annex accommodation are two connected rooms which make a fabulous study and bedroom, perfect for teenagers. The remaining three bedrooms are generous doubles. The master bedroom enjoys recently built in wardrobes and bedroom two, which is south facing, has a focal fireplace. The third bedroom looks out over the courtyard and is also a generous

GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.

1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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