



Braides Farm, Sandside, Cockerham, LA2 0EL

O.I.R.O. £665,000







Sandside, Cockerham, LA2 0EL

Offers in the region of £665,000



3 Bedrooms



3 Bathroom



2 Acres

-
- Gorgeous stone barn conversion style home
 - Set in 2 acres (OTA) with timber stable/storage
 - Immaculately presented throughout
 - Breakfast kitchen, 3 reception rooms, 3 bedrooms and 3 bathrooms
 - Oozing character features but with modern luxuries
 - Double garage with parking for 2 vehicles & further private parking adjacent to the barn for a further 3 vehicles
 - Fabulous seating areas and garden space
 - Allotment style garden, paddock and stables
 - Lovely rural courtyard setting location



Beautifully presented both indoors and out this superb home is nestled into a lovely courtyard setting but with a paddock extending to 2 Acres (OTA). Likely to be of interest to those equestrian or agricultural interests or those simply wishing to enjoy the space and a rural lifestyle

This gorgeous home offers a Breakfast kitchen that is both stylish and welcoming, 3 further reception rooms, 3 bedrooms and 3 bathrooms. The gardens and grounds offer some stunning spaces to enjoy entertaining outdoors. Beyond the immediate garden is an allotment style garden with paddock and a timber storage building and further building that can be converted back to a stable.

Positioned in a lovely location in rural Cockerham.

Cockerham is a charming semi-rural village set between Lancaster and Garstang, offering an attractive balance of countryside living with excellent accessibility. Rural in feel, yet close to the Lancashire coastline, the area is ideal for those seeking a rural lifestyle whilst remaining well connected to nearby towns and cities.

Local amenities including a primary school, village hall, traditional public house and convenient access to scenic walking and cycling routes. The nearby market town of Garstang and the historic city of Lancaster provide a wider selection of shops, restaurants, leisure facilities and rail connections.





Excellent transport links via the A6 and M6 motorway make Cockerham a popular choice for commuters travelling to Lancaster, Preston and beyond, whilst the Forest of Bowland, Morecambe Bay and the Fylde Coast are all within easy reach.

Cockerham 2 miles
Garstang 7 miles
Lancaster 8 miles

The property is located in the courtyard and parking is available at the front and in the double garage. On entering it is clear to see how well presented the home is, a theme that continues throughout. Bought by the current vendors in 2009 after its rebuild/conversion, Little Grebe Barn has been beautifully kept offering warm and welcoming space with lovely character features to include exposed stone, exposed beams and vaulted ceilings.



Oak doors and some oak flooring has been used. The front door opens in to the hall which has a WC off and opens into the breakfast kitchen this stylish and welcoming space would be a super space to host parties and well laid out with the dining room and lounge either side. The well equipped kitchen includes a range of kitchen units with granite work surfaces incorporating highly sociable breakfast bars and central island. Integrated appliances include a gas hob with extractor over, coffee machine, microwave, dishwasher fridge freezer, There is a tiled floor and views to the front and rear. This room has exposed brick, beams and a vaulted ceiling.



The lounge is a lovely room with vaulted ceilings, beams and an oak floor, a cosy woodburning stove is set in a brick fireplace creating a centrepiece to the room. Patio doors open to the rear gardens, again great for entertaining outdoors and in. A picture window is found to the front making this a lovely bright yet cosy room.

The dining hall also has patio doors to the rear and oak floors, along with understairs storage. Glazing front and back ensure plenty of natural light.



The office is found off the dining hall. This was formerly a walk in wardrobe for the ground floor bedroom, there is potential for a buyer to alter back should they wish. The ground floor bedroom makes a perfect principal bedroom or guest bedroom, with a picture window to the front and a shower ensuite.

The rear hall has the utility room off and a glazed door to the rear gardens. Quirky high storage is also provided. The utility room has a range of units, sink and drainer and point for a washer and drier.





The staircase rises from the dining hall to the first floor landing. Bedroom 1 is the principal bedroom with vaulted ceilings and exposed beams along with a range of fitted wardrobes along with a shower ensuite. Bedroom 2 has windows to 2 sides along with a Velux and built in wardrobes.

The family bathroom has a double ended bath, shower head fitting, WC, pedestal wash basin, and a heated towel rail.

The rear gardens are immaculately presented with plenty of space for outdoor entertaining with an extensive patio, seating area with pergola, expanse of lawn with carefully stocked and attractive flower beds. The view up towards the Bowland Fells are superb. Across the track, the allotment style garden is found along with a greenhouse. There is a further agricultural shed and secluded grassed area. A further storage building is also included and we understand from the vendor that this can be altered back to a stable easily.



General Remarks

Services: The property has the benefit of mains water, mains electricity. Heating is by way of an LPG central heating system. Sewage is via a shared biodisk sewage treatment plant & reed bed. There is a residents management company - Sandside (Cockerham Ltd) owned equally by all 5 properties in courtyard- Responsible for the management of common areas and bio disk – Annual charge £600.

Parking allocated and number of spaces : Double garage& allocated spaces, Parking for 4 vehicles at front of property and a further additional 3 spaces. Electric car charger in garage.

Construction Type : Stone & concrete block

Building Safety: N/A

Restrictive Covenants : Sandside (Cockerham) Ltd has a covenant for access, repair or replacement of drain crossing land owned by Braides Fam.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Full access rights across farm track for access to land and biodisk. Sandside (Cockerham) Ltd has a covenant for access, repair or replacement of drain crossing land owned by Braides Fam.

Footpaths / Bridleways : We understand that there is a footpath crossing a section of the adjoining land.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3. Sea defence wall 700m from property is in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE is available in the area

Mobile signal: EE, Vodafone, Three & O2 are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with common managed areas & vacant possession upon completion. The vendors inform us there may be a slight discrepancy with the title plan drawing- They have raised this with land registry and a response is due in 20 days.

Local Authority: Lancaster City Council **Council Tax** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //bcurr.ecital.towers

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

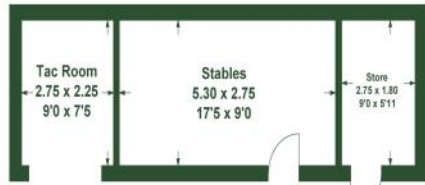
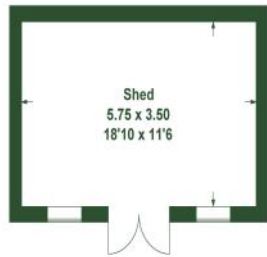
SUBJECT TO CONTRACT



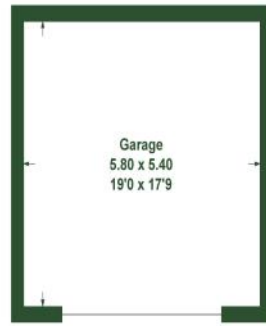


Approximate Gross Internal Area : 173.28 sq m / 1865 sq ft
 Garage : 31.32 sq m / 337 sq ft
 Outbuilding : 46.66 sq m / 502 sq ft
 Total : 251.26 sq m / 2704 sq ft

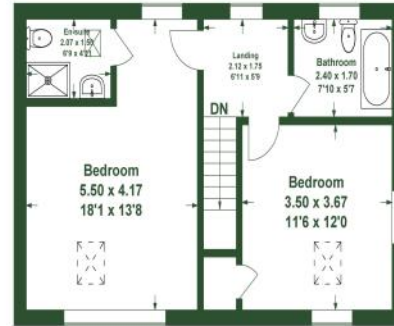
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



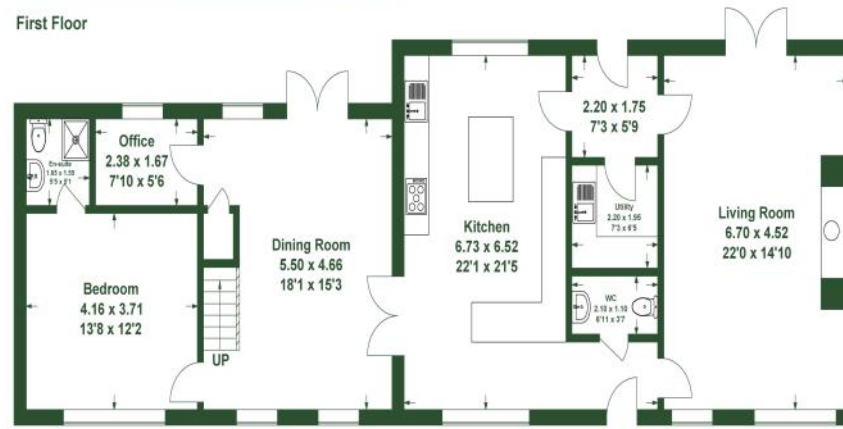
Outbuilding



Garage



First Floor



Ground Floor

Floor Plan

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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