

£350,000



Armitstead
Barnett

Five Lane Ends , Bay Horse, Lancaster, LA2 0JF





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Asking price £350,000

- Beautifully presented three-bedroom semi-detached home.
- Open-plan kitchen diner with modern fitted appliances.
- Spacious living room with extended snug area.
- Principal bedroom with en-suite plus stylish tiled family bathroom
- Additional loft area offering versatile use
- Electric gated driveway with parking for several vehicles
- South-west facing rear garden with generous lawn
- Versatile outbuilding, ideal as a workshop, office, or studio



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This beautifully presented three-bedroom semi-detached home offers style, space, and versatility in a highly desirable rural setting. Designed with modern living in mind, the property has been thoughtfully enhanced and neutrally decorated throughout, creating a home that is both inviting and ready to move straight into.

The accommodation flows beautifully, with a welcoming living room leading into a recently added snug, perfect for relaxation or family time. The heart of the home is the open-plan kitchen diner, fitted with a comprehensive range of appliances and finished with clean, contemporary lines – an ideal space for everyday living and entertaining. Upstairs, the principal bedroom benefits from its own modern ensuite shower room, complemented by two further bedrooms and a stylish tiled family bathroom. In addition, a useful loft area provides excellent flexibility as a study, hobby space, or occasional guest accommodation.





Externally, the property is approached through electric gates to a driveway providing parking for several vehicles. To the rear, a generous lawned garden enjoys a sought-after south-westerly aspect, making it the perfect setting for outdoor dining and entertaining. The garden is further enhanced by a versatile outbuilding, offering scope as a workshop, home office, or studio.

Situated in the peaceful hamlet of Bay Horse, this location offers an enviable balance of rural tranquillity and accessibility. Surrounded by rolling countryside and scenic walks, the area also benefits from excellent transport links, with swift access to the M6 motorway, Lancaster, and Garstang. Local amenities, highly regarded schools, and welcoming country inns are all within easy reach, making Bay Horse an ideal choice for those seeking a well connected yet idyllic lifestyle.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of combi boiler using Kerosene oil, Foul drainage is via a septic tank which the Vendor informs us is compliant with current regulations.

Parking allocated and number of spaces : Large front drive, suitable for 4 vehicles.

Construction Type : Red bricks, concrete blocks, wood frame roof, slate tiles.

Building Safety : None Known

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

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

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and Superfast, available in the area

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

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: Armitstead 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 vacant possession upon completion.

Local Authority: Lancaster city council **Council Tax:** Band C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan, 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 : [///gathering.rejects.practical](https://www.what3words.com/#!/gathering.rejects.practical)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead 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.

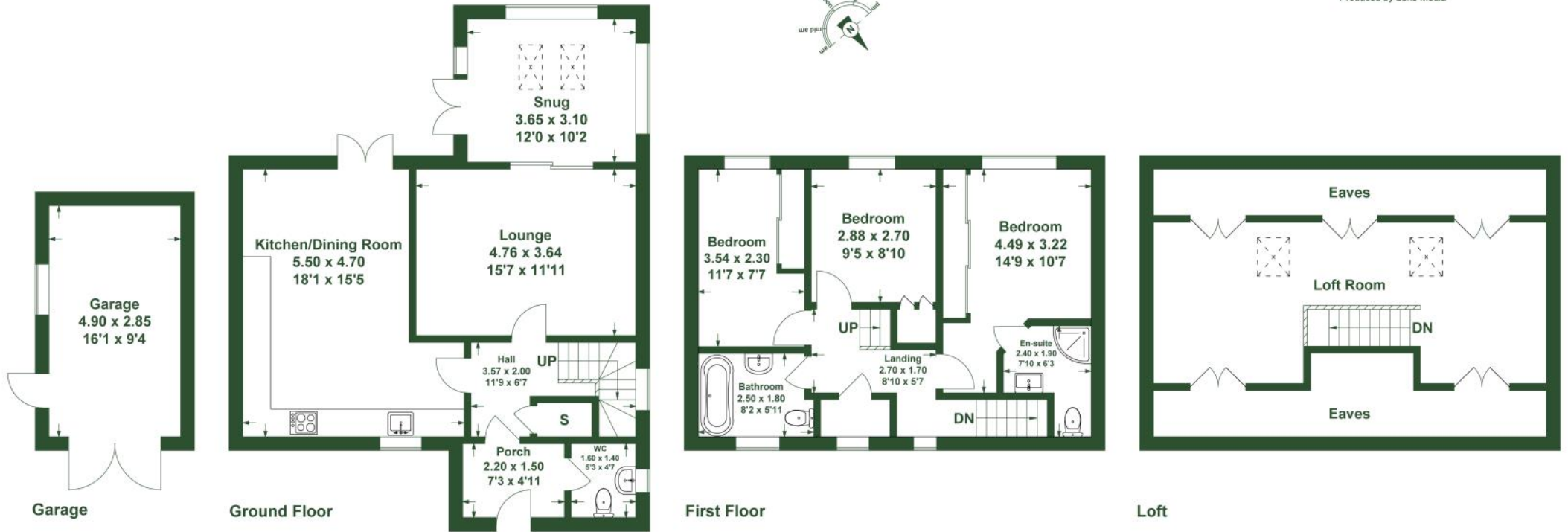
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning 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 : 146.67 sq m / 1579 sq ft
 Garage : 14.25 sq m / 153 sq ft
 Total : 160.92 sq m / 1732 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



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. 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 to 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		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		



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