



Bailrigg Lane, Bailrigg, Lancaster, LA1 4XP

Asking price £450,000





Bailrigg Lane, Bailrigg, Lancaster LA1 4XP



3 Bedrooms



3 Bathroom

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- Attractive barn conversion, by renown MH Stainton Builders in 2002
 - Exclusive courtyard setting of eight homes
 - Spacious living room with high ceilings
 - Kitchen-diner opening onto a sunny garden
 - Three double bedrooms, two en-suite
 - Flexible second reception / home office
 - Private garden, double garage and parking
 - No onward chain, convenient for Lancaster and M6



Set within a peaceful and well-maintained courtyard just off Bailrigg Lane, this beautifully presented split-level barn conversion forms part of an exclusive development of just eight similar homes. The setting offers a rare balance of privacy and convenience, with a distinctly rural feel yet excellent access to local amenities and transport links.

The property offers generous and well-planned accommodation arranged over split levels, adding character and a real sense of space throughout.

On entering the property, the quality of presentation is immediately apparent. The principal living room is a particular highlight, featuring high ceilings and large picture windows that flood the space with natural light, creating a bright and welcoming atmosphere. Neutral décor and thoughtful lighting enhance the proportions, making this an ideal room for both everyday living and entertaining. In addition, there is a versatile second reception room, currently ideal as a home office and sitting room, opening onto the patio and garden.



To the rear of the property is a spacious kitchen-diner, designed with practicality and sociability in mind. The kitchen offers ample worktop space, integrated appliances and room for a family dining table, while traditional glazed door opens directly onto the south-west facing garden. This seamless connection between indoor and outdoor space makes it ideal for entertaining or simply enjoying the afternoon and evening sun.



The property offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite shower room. A second double bedroom also benefits from its own en-suite, while the third double bedroom is served by a contemporary family bathroom. In addition, there is a useful utility room and two walk-in storage cupboards. The large boarded attic offers excellent potential to create additional accommodation, subject to the usual planning permissions and consents.

Externally, the property enjoys a private, south-west facing garden with a patio seating area and mature planting, offering a pleasant and sheltered outdoor space. The courtyard itself is attractively maintained and shared by the eight properties, which together own and operate their own management company. Practicality is well catered for, with a double garage, two allocated parking spaces directly in front of the property and additional visitor parking available.



The location of Bailrigg is particularly attractive, lying just beyond the southern edge of Lancaster, surrounded by open countryside, yet within easy reach of the city centre. Bailrigg residents benefit from the shops, GP, and pharmacy on the Lancaster University campus which is only 10 minutes walk. In addition, there are cycle routes and scenic walking trails, while the M6 (J33) provides convenient access to the wider region, including the Lake District, Morecambe Bay and the Fylde Coast.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains electricity. Heating is by way of an gas central heating system. Foul drainage is by way of a communal sewerage treatment plant. The vendor has advised us that this is compliant with current regulations.

Parking allocated and number of spaces : Double garage and allocated parking for 2 cars

Construction Type : Inner block cavity walls, insulated slate roof and double glazed windows and doors

Building Safety : N/A

Restrictive Covenants : There are a number of restrictive covenants to protect the character of the courtyard development. Please contact the agent for more details.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The passage to the garden gate and bin storage is shared with neighbouring property

Footpaths / Bridleways : N/A

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. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : Lancaster University's Health Innovation Campus is within one mile and has outline planning permission for further development. However, extensive landscaping will screen the site from Bailrigg Village.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and Ultrafast available in the area. The vendor informs us ultrafast fibre to premises is installed

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

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.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: 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 Leasehold with vacant possession upon completion. Leasehold (1,000-year lease from 2002). A residents management company is in place with an annual service charge of £540 with no ground rent. Further details will be confirmed by solicitors during the conveyancing process.

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

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 : [#/party/ballooned.notebook](#)

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 : 159.16 sq m / 1713 sq ft
 Garage : 34.80 sq m / 375 sq ft
 Total : 193.69 sq m / 2088 sq ft

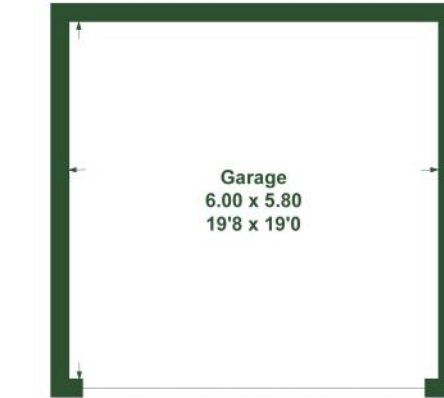


Ground Floor

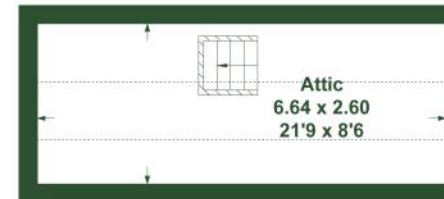


First Floor

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



Garage



Attic

Amritstead 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 Amritstead 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 Amritstead 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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