

PN46

By Direction of Mr & Mrs Mark Edmondson

**The Farmhouse  
Narr Lodge Farm  
Quernmore  
Lancaster  
LA2 9EF**



**Viewing: By Prior Appointment Through Richard Turner & Son Bentham Office**

**A Traditional Stone Built Attached Farmhouse With Extensive Gardens,  
Detached Stone Built Garage With Guest Accommodation Over.**

## The Farmhouse

The Farmhouse forms part of a well established courtyard development situated in the popular parish of Quernmore being only some 3 miles from the centre of Lancaster yet having the benefit of a splendid rural location and a very popular local primary school and church.

### Accommodation Comprising:

#### Ground Floor:

##### **Entrance Hall:**

##### **Study:**

9' x 8'9"

(2.74m x 2.67m)

Fireplace housing a wood burning stove and adjoining shelved alcove.

##### **Farmhouse Kitchen:**

21'8" x 11'1" max

(6.60m x 3.38m max)

Flag floor, feature stone fireplace, range of pine custom built floor and wall units with built in oven and butlers sink.

##### **Utility Room:**

8'3" x 6'2"

(2.51m x 1.88m)

Flag floor.

##### **Sitting Room:**

16'6" x 12'

(5.03m x 3.66m)

Window seat, fireplace with wood burning stove.

##### **Front Hall:**

19'2" x 6'

(5.84m x 1.83m)

#### First Floor:

##### **Front Bedroom 1:**

15' x 12'

(4.57m x 3.66m)

Fireplace with wood burning stove.

**En-Suite Shower Room:** 7'5" x 7'5" (2.26m x 2.26m) with corner shower, w.c. and wash hand basin.

##### **Bedroom 2:**

13' x 11'4"

(3.96m x 3.45m)

Window to rear, fireplace with wood burning stove.

**En-Suite Bathroom:** 8' x 7'10" (2.44m x 2.39m) bath, w.c, wash hand basin and under eaves storage cupboards.

##### **Bedroom 3:**

11'3" x 8'

(3.43m x 2.44m)

Window to rear.

#### Second Floor:

##### **Landing:**

12'6" x 11'8" max

(3.81m x 3.56m max)

Central stairway currently used as a study area.

**Bedroom 4:**  
 17'10 x 10'1 max  
 (5.44m x 3.07m max)

Roof light and ceiling spotlight.

**Detached Double Garage:**  
 19' x 18'3  
 (5.79m x 5.56m)

Stone built with slate roof.

**Stairs to First Floor:**

**Open Plan Kitchen  
 Living Room:**

Stainless steel single drainer sink unit, built in oven with hob over.

17'10 x 12'5  
 (5.44m x 3.78m)

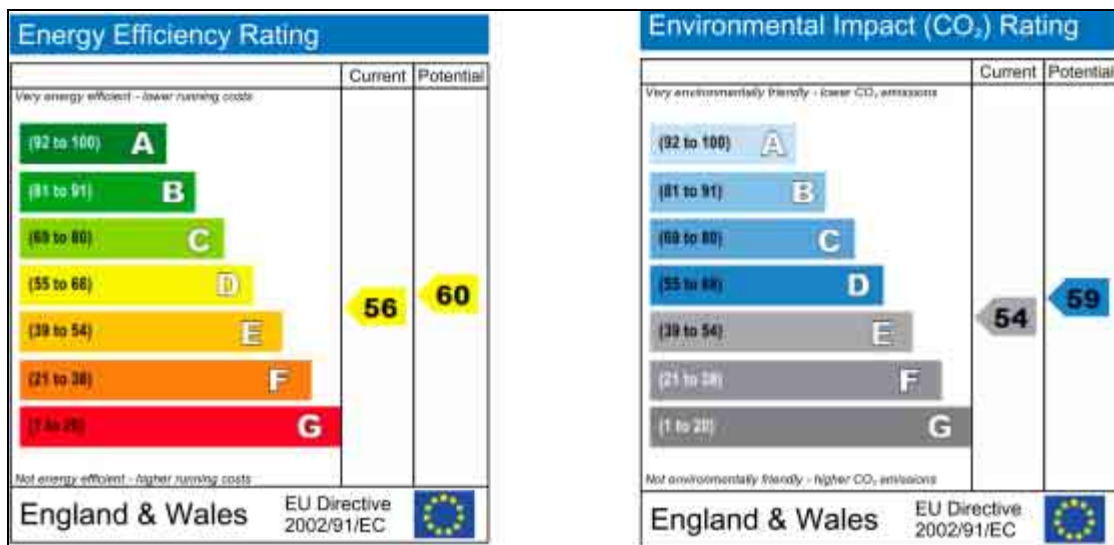
**Bathroom:**  
 9'2 x 7'  
 (2.79m x 2.13m)

3 piece bath suite in white.

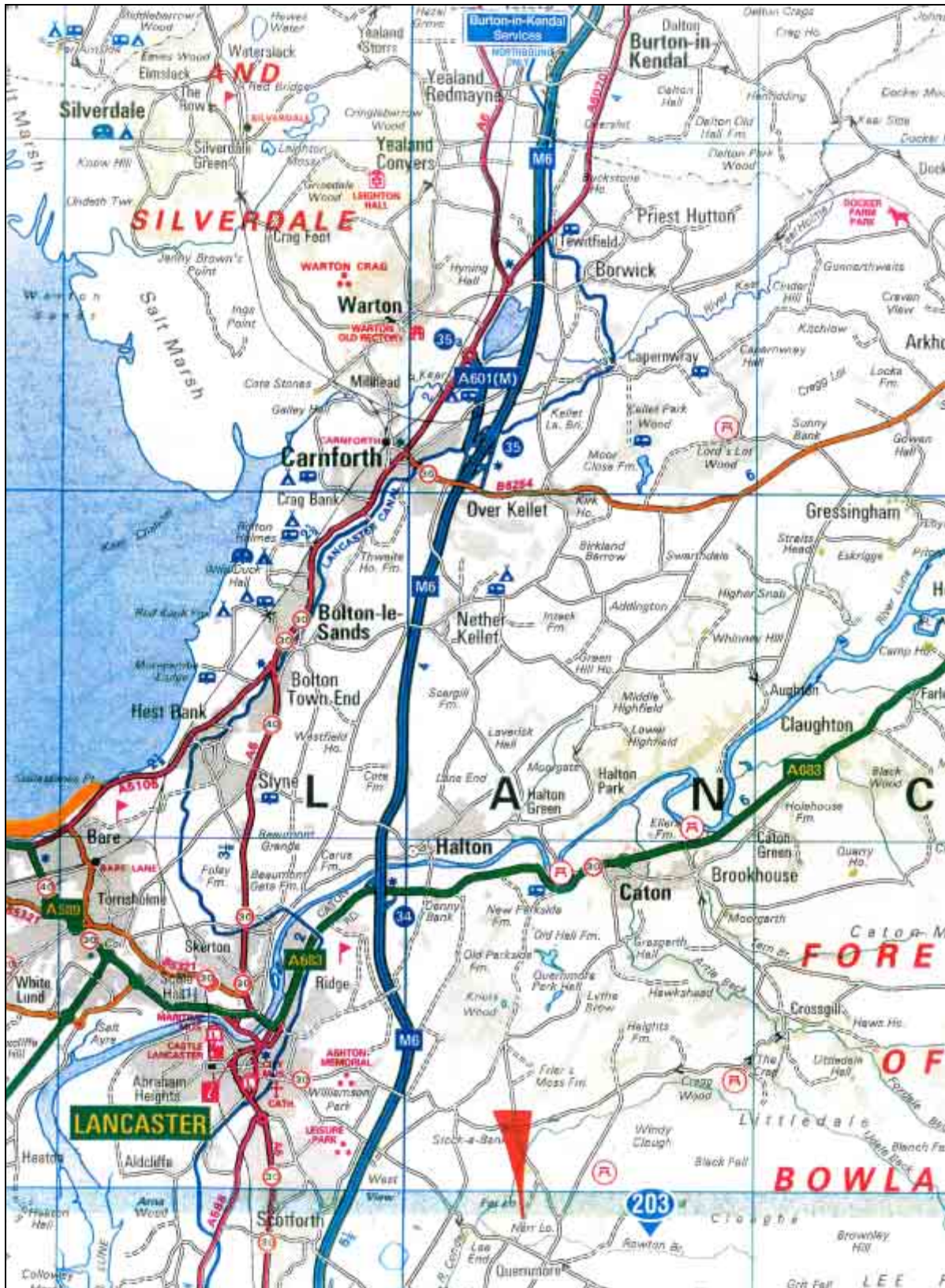
**Outside**

The property has the benefit of a large garden together with a paved courtyard area. In addition the development has an allocated visitor parking area and bin storage area.

**Energy Performance Certificate**



## Location Plan



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