

PC146 / RPB01917

## Spacious 4 Bed Detached Coach House Conversion With 2 Double Garages And Stone Built Stables All Set In Over 0.50 Acre Garden Grounds

### The Coach House Burrow Heights Nr Lancaster LA2 0PG



**Price: £625,000 Region**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

A detached lovely 4 bedroomed stone built barn conversion residence (*converted circa 1985*) set in over 0.50 acre mature garden grounds having spacious accommodation incorporating a generous sized bespoke dining kitchen complete with an Aga oven range and a fabulous first floor lounge taking full advantage of lovely rural views together with boasting an integral double garage and a further detached stone faced double garage incorporating purpose built stables *having ideal potential for conversion to ancillary living accommodation or even a separate dwelling subject to further necessary planning consent being obtained.* Being pleasantly situated enjoying a good degree of privacy in a slightly elevated roadside position along a back road conveniently within only 2½ miles of the M6 junction 33 and within only 3 miles of Lancaster City Centre.

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54



**Accommodation Comprising:** Majority hardwood sealed unit double glazing, security alarm system and combination of wet system central heating via an electric boiler and electric panel heaters installed.

**Ground Floor:**

**Front Vestibule:** Tiled floor, centre light.  
6'9 x 4'10  
(2.06m x 1.47m)

**Reception Hall:** Open feature dog leg staircase with gallery landing.  
14'10 x 10'2 min  
(4.52m x 3.10m min)  
Feature pointed stone wall, dado rail, wall lights, centre light, radiator, electric heater.



**Dining Room:** Feature marble open fireplace, feature exposed beam and lintels, picture lights, wood laminate flooring, 2 x radiators.  
16'10 x 13'2  
(5.13m x 4.01m)



**Kitchen:**

24'7 x 13'2 overall  
(7.49m x 4.01m overall)

**Kitchen Area:**

15'6 x 13'2  
(4.72m x 4.01m)

**Living Dining Area:**

13'2 x 9'4  
(4.01m x 2.84m)

Bespoke fitted kitchen incorporating porcelain sink with chrome mixer tap, integrated dish washer, built in American style fridge freezer, granite breakfast bar and granite work surfaces with tiled splash backs.

**Electric Aga oven range incorporating oven module** and extractor hood.

Feature antique cast iron open fire range, tiled flooring, mini halogen ceiling lighting, radiator, TV point, telephone point.



**Annex Conservatory:**

12'3 x 8'11  
(3.73m x 2.72m)

Being hardwood sealed unit double glazed, stone flag floor, fitted blinds, fanlight, wall light, outside door.





**Rear Vestibule:**

8'8 x 4'4

(2.64m x 1.32m)

Tiled floor, exposed beam, suspended clothes airier, centre light.  
Back door.

**Study/ Bedroom 4:**

14'0 x 10'3

(4.27m x 3.12m)

**Dual aspect windows.**

Dummy fireplace, centre light, electric heater.  
.



**Inner Hall:**

13'11 x 3'0

(4.24m x 0.91m)

Dado rail, mini halogen ceiling lighting.

**Access to integral garage.**

**Shower Room:**

8'2 x 6'10

(2.49m x 2.08m)

Shower cubicle, WC, bidet and pedestal wash basin. Fully tiled walls,  
tiled floor, centre light, electric heater, radiator.



**First Floor:**

**Balcony Landing:**

29'6 x 3'0  
(8.99m x 0.91m)

**Feature large window.**

Feature exposed roof truss timbers, delft rails, wall lights, 2 x Velux windows.



**Lounge:**

23'10 x 15'3 average  
(7.26m x 4.65m average)

**4 Windows providing fabulous rural aspect to 3 elevations.**

Feature stone built open fireplace, exposed beam and lintels, picture light, mini halogen ceiling lighting, 3 x radiators, electric heater, TV point.



**Views From Lounge Windows**

**Master Bedroom 1:**

17'7 x 16'2

(5.36m x 4.93m)

**Dual aspect windows.**

Built in "His and Hers" wardrobes and fitted dressing table, exposed beam and lintels, electric heater, TV point, mini halogen ceiling lighting, radiator, TV point, telephone point.

**Panelled Double Doors to:-**

**En-suite Shower Room** (17'7 x 7'7) comprising King size shower cubicle, WC, bidet and twin wash basins with fitted illuminated twin vanity mirrors. Fully tiled walls and floor, exposed beam, mini halogen ceiling lighting, radiator.



**En Suite Bathroom**



**Views From Master Bedroom 1**

**Bedroom 2:**

13'3 x 6'8

(4.04m x 2.03m)

Built in "His and Hers" wardrobes and fitted dressing table with overhead lighting, centre light, electric heater, TV point.



**Views From Bedroom 2**



**Bathroom:**

13'4 x 6'8

(4.06m x 2.03m)

Comprising shower cubicle, free standing bath, WC and pedestal wash basin. Tiled dado, laminate flooring, exposed beam, mini halogen ceiling lighting, radiator. Airing/Cylinder cupboard with immersion heater.

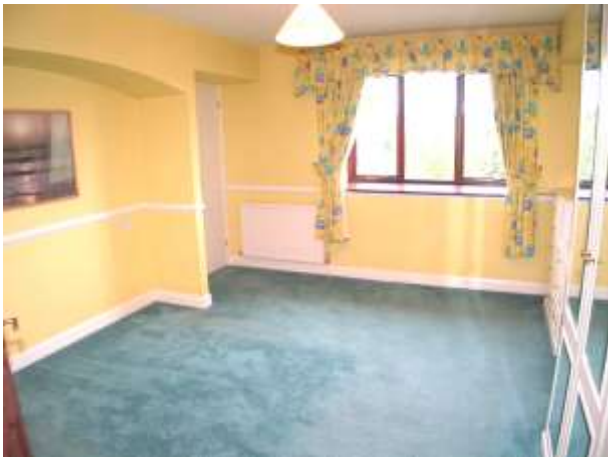


**Bedroom 3:**

13'3 x 12'6

(4.04m x 3.81m)

Fitted wardrobe, dresser unit and drawers. Built in wardrobe, centre light, radiator, telephone point, TV point.



**Views From Bedroom 3**

**Integral Garage:**

24'0 x 17'10

(7.32m x 5.44m)

Twin up and over doors, side personnel door, strip lighting, telephone point and power points installed.

**Outside:**

Private driveway and lovely garden surround (*extending to 0.515 acre or thereabouts in total*) incorporating large lawned area, paved sun terrace, mature shrub borders, orchard area and hardwood green house (17'8 x 10'8 internal measurement) with light and water tap installed.





**Purpose built stone faced/slate roofed double garage and stables:**

**Viz:-**

**Garage** 19'8 x 19'8 internal measurement with twin automatic up and over doors, light and power installed, side personal door.

**Stables:** 34'3 x 20' overall internal measurement with water bowls and lighting

**Viz:-**

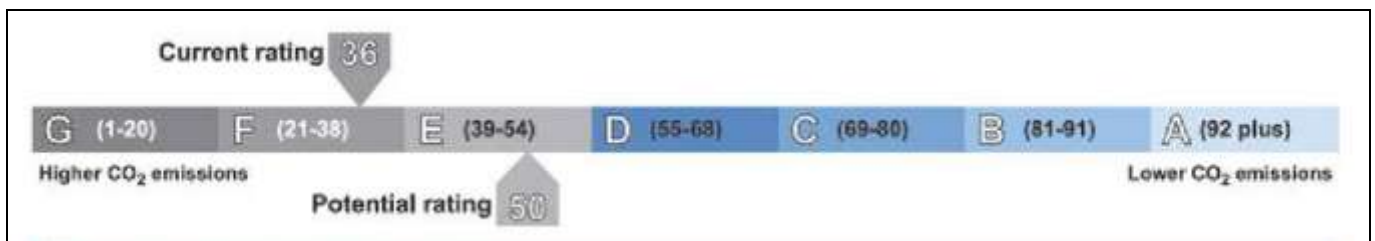
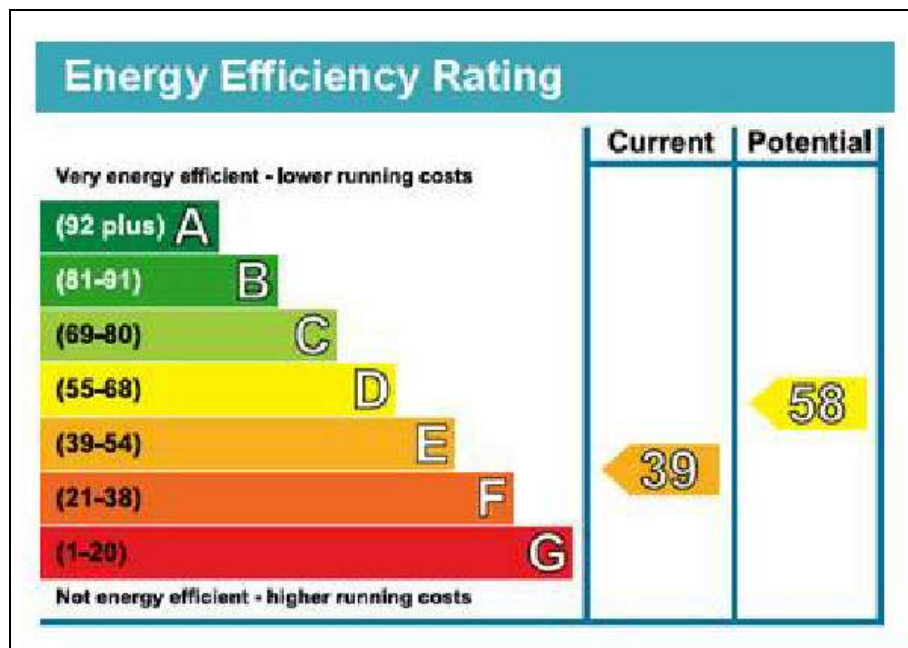
**Mare and Foal Box 1:** 16'4 x 12'3

**Stable 2:** 12'3 x 11'

**Stable 3** 11' x 8'10



**Energy Performance Certificate**



**Services:** Mains water and electricity connected. Private septic tank drainage.

**Tenure:** Freehold with vacant possession on completion.

**Council Tax Band:** (G) verbal enquiry only.

**Solicitors:** Ratcliffe & Bibby Solicitors, 3-7, New Street, Carnforth, LA5 9BU.  
Tel: 01524 734 884.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street,  
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

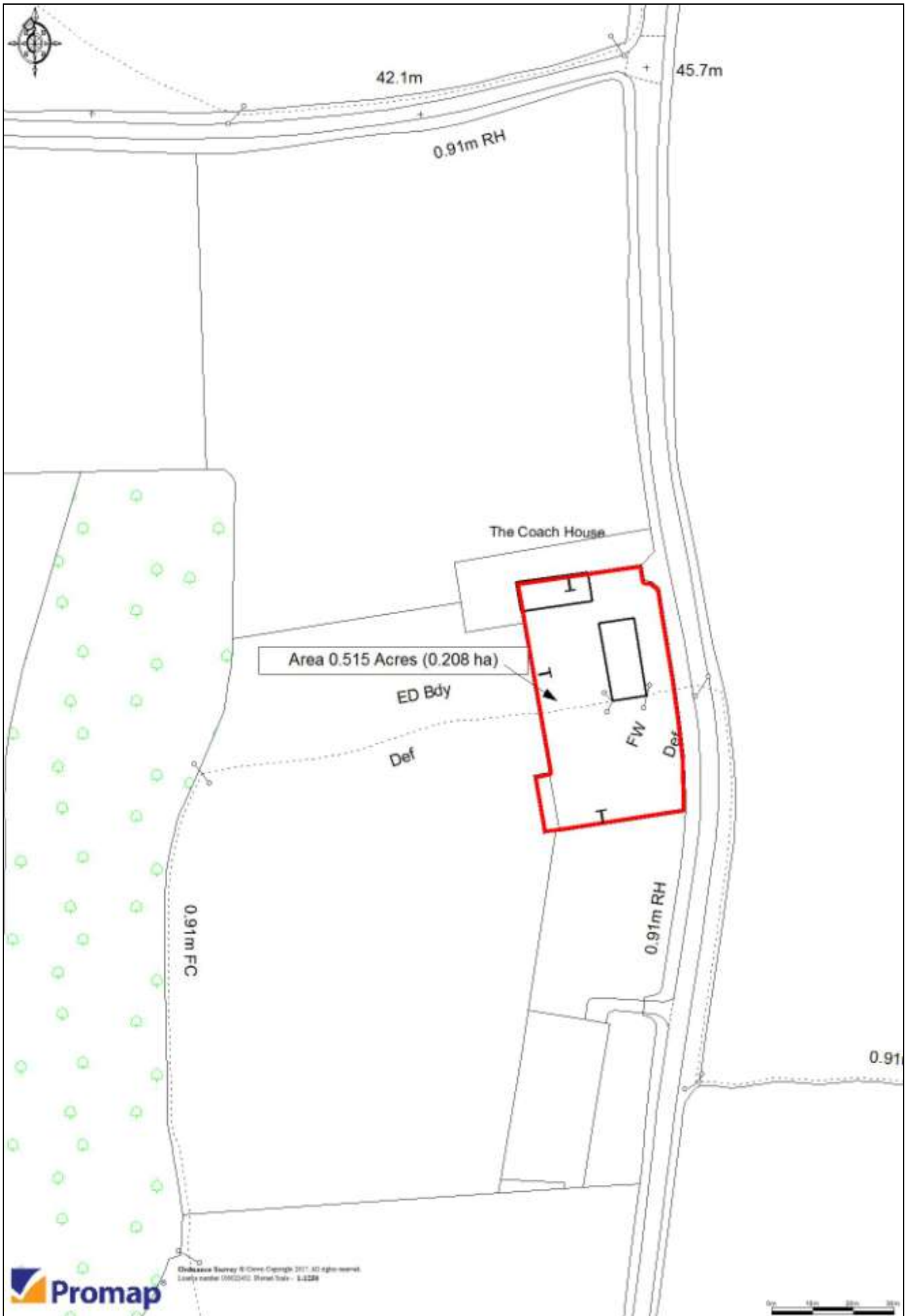
**Through whom all offers and negotiations should be conducted.**

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*





# Boundary Plan



## Location Plan



### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.