

Bittern Barn, 3 Braides Farm, Sandside, Cockerham, Lancaster LA2 0EL

Asking Price £575,000





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Cockerham, Lancaster, LA2 0EL

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4 Bedrooms

4 Bathroom

- Impressive end barn conversion
- Attractive courtyard development
- Four generously proportioned bedrooms, three with en-suites
- Striking vaulted reception space
- Galleried landing and character features
- Well-appointed kitchen with central island
- Landscaped gardens and paved terraces
- Far-reaching countryside views
- Summerhouse with light and power
- Garaging and courtyard parking





An impressive four-bedroom end barn conversion, positioned within an attractive courtyard development and combining generous accommodation, character features, landscaped gardens and far-reaching countryside views.

This appealing end barn conversion offers spacious and versatile accommodation arranged over two floors. The property combines the scale and character associated with a traditional agricultural building with a comfortable, well-appointed interior suited to modern family life.

The exterior displays an attractive blend of brick and stone elevations beneath a slate roof, while the courtyard setting creates a welcoming approach to the property.

A particularly striking feature of the accommodation is the impressive full-height reception space, where a large arched window allows natural light to flood the interior. The vaulted ceiling, exposed brickwork and galleried landing contribute to the sense of space and provide a memorable focal point to the home.



The ground floor offers a choice of well-proportioned living and entertaining areas, providing flexibility for both everyday family use and more formal occasions. The kitchen is fitted with an extensive range of cabinetry, quartz work surfaces and a central island, together with Neff integrated appliances. A separate utility room and ground-floor cloakroom provide additional practicality.









The first-floor accommodation is arranged around the galleried landing and includes four generously proportioned bedrooms. Vaulted ceilings, exposed timbers and rooflights continue the barn's character throughout, while the bedroom and bathroom accommodation has been finished to a high standard.

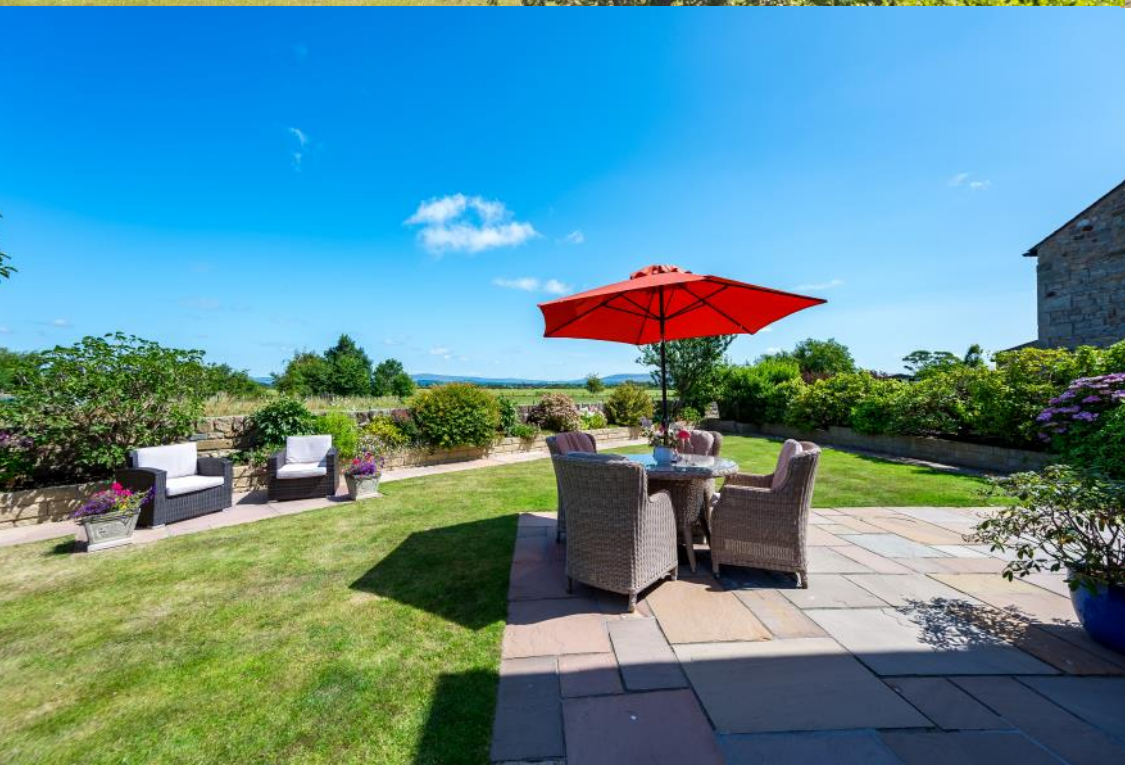
Externally, the property enjoys an attractive landscaped garden with a broad lawn, established borders and extensive Indian-stone paved terraces. The garden provides a choice of seating and entertaining areas and enjoys an open outlook across the surrounding countryside.

A timber summerhouse with light and power offers useful additional space for relaxation, hobbies or home working. The property also benefits from garaging, courtyard parking, LPG-fired heating and private drainage.









Cockerham is a well-regarded rural village surrounded by open Lancashire countryside and positioned conveniently between Garstang and Lancaster. The village provides access to local amenities, countryside walks and the nearby coastline, while a wider range of shops, schools and leisure facilities can be found in Garstang and Lancaster. Road connections are available via the A6, providing onward access to the M6 motorway network and destinations throughout North Lancashire and beyond.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an LPG central heating system. Foul drainage is by way of a Bio-Disc sewerage treatment plant. The vendor has informed us that this is compliant with current regulations.

Management Company: There is a management company in place, each of the properties holds 1 share in the company. The approximate annual service charge is £600. For further information, please contact the agent.

Parking allocated and number of spaces : Separate Double Garage, two parking spaces in front of the garage and space for one car in front of the house. (Electric vehicle charging point is situated in the garage.

Construction Type : Brick and Stone with Slate roof.

Building Safety : N/A

Restrictive Covenants : No boats, trailers or caravans are to be left in the courtyard area, and no commercial vehicle exceeding 600kg is to be parked overnight in the courtyard area.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand that there are non affecting the property

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3. Flood banks, drainage channels and ditches, and tidal monitoring has been put in place.

Unimplemented Planning Consents : None Known

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

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

Communications :
Broadband: EE available in the area
Mobile signal: EE, O2, Vodafone and Three available in the area
The above information is according to Ofcom http://checker.ofcom.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 Freehold with vacant possession upon completion.

Local Authority: Lancaster County Council **Council Tax:** F

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 : ///certified.roost.scan

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.

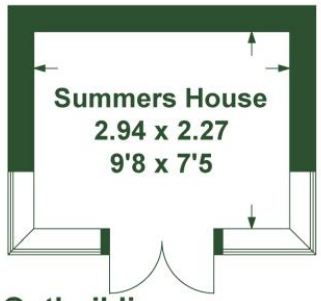
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

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

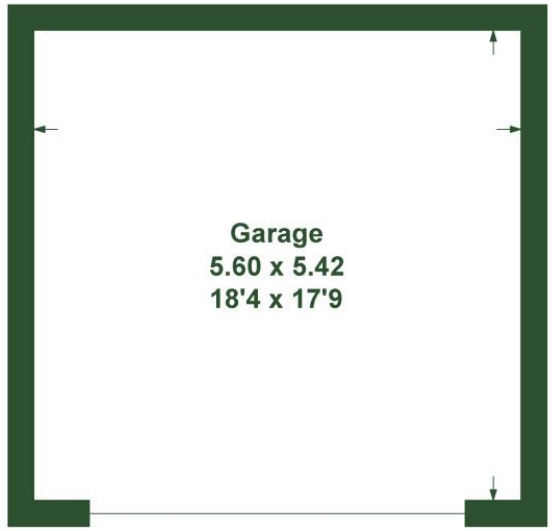
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 186.54 sq m / 2008 sq ft
Garage : 30.35 sq m / 327 sq ft
Outbuilding : 6.67 sq m / 72 sq ft
Total : 223.56 sq m / 2407 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

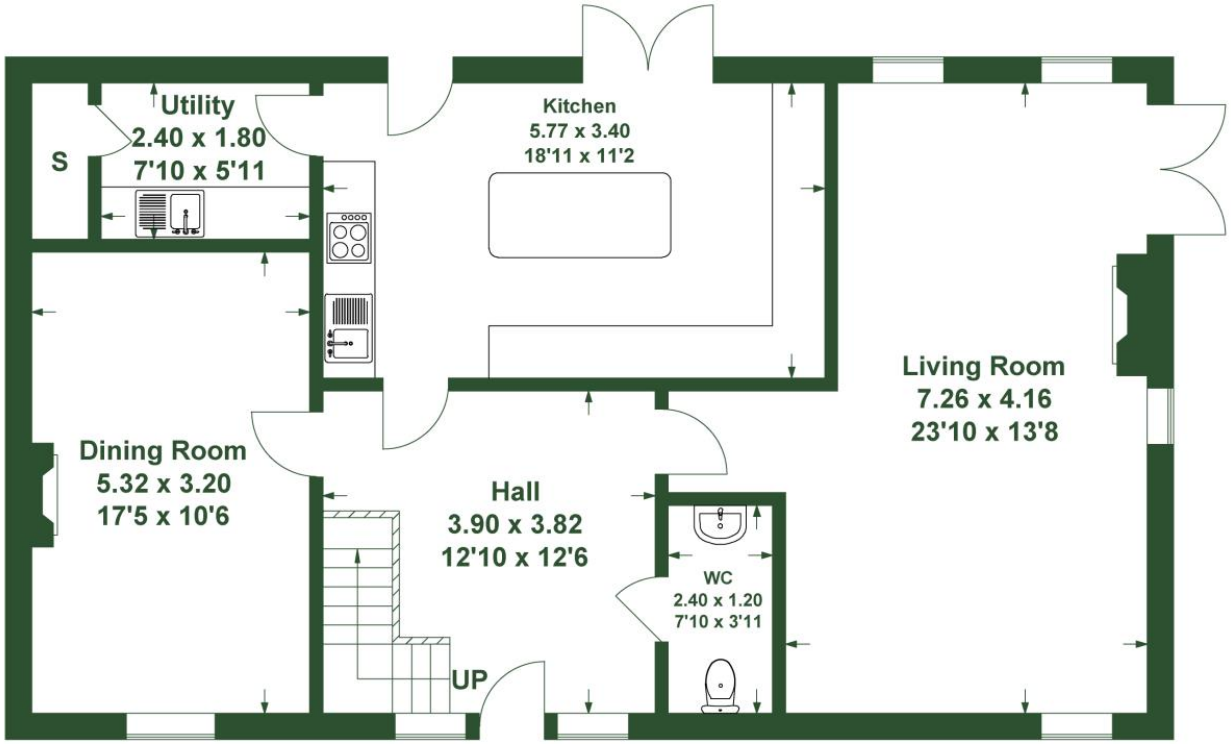


Outbuilding



Garage



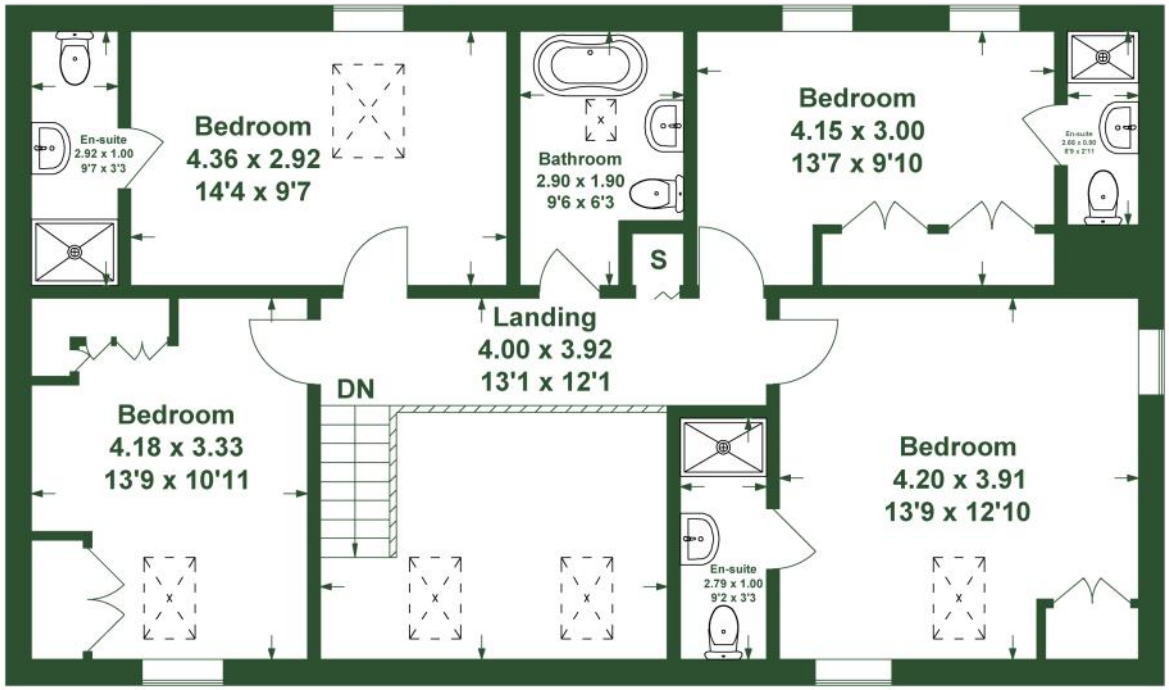


Ground Floor

Ground Floor

Approximate Gross Internal Area : 93.27 sq m / 1004 sq ft

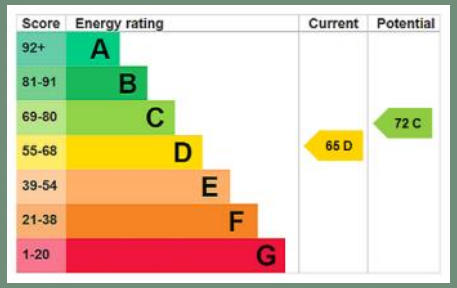
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First Floor

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 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





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