



STREET BARN

Dolphinholme | LA2 2DQ



PRESTIGE



STREET BARN

This is an exceptional four bedroomed barn conversion bursting with rustic charm and situated close to Dolphinholme Village - just five minutes from junction 33 of the M6 yet a world away from the hustle and bustle of the city.

Street Barn is set within delightful grounds that extend to over 0.8 acres amongst fruit trees and rolling lawns, enjoys its own detached indoor swimming pool and has an integral double garage too, all surrounded by beautiful countryside. The accommodation makes the most of the barn 's size providing spacious rooms with high ceilings and feature wood beams with nearly every room facing out onto the property's beautifully tended gardens. There are distinctive inglenook fireplaces with wood burning stoves, two well appointed bathrooms and a fully fitted kitchen with integrate appliances. Unusual features in Street Barn include a kitchen diner with full height ceiling and a gallery landing above. Few modern barn conversion have retained such genuine character as this while still providing all the conveniences we require, and a few luxuries that we may come to expect from the more discerning homes.

GROUND FLOOR

ENTRANCE HALLWAY

A long hallway with access to the garage, utility and main house. Tiled floor, exposed stone walls, double glazed rear window.

UTILITY ROOM

A handy utility area with excellent storage room, sink and drainer unit and a double glazed rear window

INNER HALL

With terracotta tiled floor. Radiator

BATHROOM

This is a well appointed family bathroom with corner spa bath, walk-in shower cubicle, low level

WC and vanity unit with hand wash basin. The room has fully tiled elevations with cork tiled flooring, a radiator and double glazed opaque window

BEDROOM

14'1 x 13'4 (4.29m x 4.06m)

This is a spacious ground floor double bedroom which enjoys fitted wardrobes with sliding doors and a built in double width storage cupboard. There is a double glazed window with pleasant garden views, cork tiled flooring and a radiator

WC & SHOWER ROOM

A convenient second ground floor shower room with low level WC, vanity unit with wash hand basin and a walk-in shower cubicle.

DINING ROOM

21'8 x 18'2 (6.60m x 5.54m)

A superb reception room, adjacent to the kitchen and brimming with rustic charm. There are exposed beams to the ceiling and a complementary timber barn door, a fabulous feature inglenook fireplace with wood beam mantel and a wood burning stove at its heart too. There is a double glazed window and glazed patio doors opening onto the rear patio area, cork tiles and recess spotlights.

KITCHEN DINER

A unique open plan family kitchen that opens up from the inner hall, with a vaulted ceiling and overlooked by the gallery landing above.



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KITCHEN AREA

12'8 x 10'11 (3.86m x 3.33m)

The main kitchen area is self contained and fitted with a range of wall and base units in a pine wood finish with contrasting white Corian worktops and complementary splash back tiling. There is an inset oven and grill, fitted microwave oven and matching gas hob. There is an beams, the lounge is well lit from two double glazed side windows and wide double glazed patio doors, recess spotlights and wall lights.

FIRST FLOOR

BEDROOM

19'2 x 12'4 (5.84m x 3.76m)

This is a good sized double bedroom with a fitted vanity unit, a velux skylight window and double glazed rear window, both enjoying rather impressive views of the surrounding countryside. There is a radiator and fitted wardrobes.

BEDROOM

21'7 x 18'5 (6.58m x 5.61m)

This is a particularly spacious bedroom offering space for at least two doubles. Velux window. Radiator.

ENSUITE

The ensuite bathroom is fitted with a four piece suite comprising of a low level WC, pedestal hand wash basin, panelled bath and a walk-in shower cubicle. There is a velux window, radiator and partly tiled elevations.

MINSTREL GALLERY LANDING

A fantastic feature landing area with iron railings overlooking the dining area below.

BEDROOM

21'7 x 13'8 (6.58m x 4.17m)

A fourth double bedroom with a feature circular window boasting some fabulous views of the surrounding countryside. There are feature roof beams, a velux skylight window and radiator.

OUTSIDE

Street barn sits in a generous plot extending to approximately 0.8 acres (3,496m²) which includes a beautiful rolling lawn, orchard, patio and courtyard drive. The gardens around the property are well stocked and neatly tended with stone wall boundaries and set out on two levels with a lower level lawn and patio with the orchard above. There is a sheltered open summer house on the edge of the orchard where you can sit and enjoy the stunning panoramic views across the surrounding countryside.

INDOOR SWIMMING POOL

53'6 x 27'6 (16.31m x 8.38m)

This is a stone faced single storey building which was custom built by the current owners to house the pool and provides a fantastic environment to enjoy the well maintained facilities. The swimming pool is independently heated from its own gas fired system and has air conditioning system to regulate the room temperature inside. The pool deck is stone tiled and the pool itself is 29' 6" x 14' 8" and has an electric powered cover. To the rear is a shower area, WC and plant room.

GARAGE

21'9 x 19' (6.63m x 5.79m)

An integral double garage with up and over doors, power and light which also boasts additional side space with fitted kitchen units, sink and drainer.

LOCATION

The hamlet of Street is situated between Bay Horse and Dolphinholme, in a peaceful country atmosphere with a natural environment full of wildlife and a fabulous spot for walkers and cyclists. At the foot of the Forest of Bowland, yet just 2 miles from Junction 33 of the M6, this is an idyllic rural enclave within easy reach of Lancaster's amenities and excellent transport links. integrated dishwasher, plumbing for a washing machine and a fabulous double Belfast style sink with chrome taps. There is also space for a tall fridge and freezer combination or American style fridge freezer. There are terracotta floor tiles, two double glazed windows and recess spotlights.

DINING AREA/RECEPTION HALL

21'10 x 21'5 (6.65m x 6.53m)

The kitchen then opens out to provide ample space for formal dining which is light and airy thanks to the full height ceiling and double glazed patio doors that open onto the garden. The floor is terracotta tiled and there are two radiators and feature roof beams

SITTING ROOM

21'6 x 13'8 (6.55m x 4.17m)

A beautiful, warm and inviting sitting room at the heart of which is a stone fireplace with tiled hearth and wood burning stove. Tastefully presented with white walls and cork tiled flooring complemented by feature ceiling

SERVICES

Mains electric, water, LPG Gas, septic tank drainage

TENURE

Freehold





Energy Performance Certificate		
Street Barn, Sulphurbottom, LANCASTER, LA2 9DG		
Building type	Detached house	Reference number: 0975-7032-3600-0201-8000
Date of assessment	08 February 2016	Type of assessment: RDSAR existing dwelling
Date of certificate	10 February 2016	Total floor area: 247 m ²
Use this document for:		
<ul style="list-style-type: none"> Compare current energy of property to see what properties are more energy efficient Find out how you can save energy and money by making improvement measures 		
Estimated energy costs of dwelling for 3 years		£ 12,778
Over 3 years you could save		£ 4,778
Estimated energy costs of this home:		
	Current costs	Potential costs
Lighting	£ 182 over 3 years	£ 123 over 3 years
Heating	£ 9,817 over 3 years	£ 7,211 over 3 years
Hot Water	£ 1,438 over 3 years	£ 458 over 3 years
Taxes	£ 52,736	£ 7,899
<p>These figures show how much the average household needs spend on its energy for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and radios, and the electricity generated by management.</p>		
Energy Efficiency Rating		
<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommended work on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).</p>		
<p>Tip: actions you can take to save money and make your home more efficient:</p>		
Recommended measures	Estimated cost	Typical savings over 3 years
1. Floor insulation (solid floor)	64,000 - 85,000	0.561
2. Replace boiler with new condensing boiler	42,000 - 49,000	2.589
3. Solar water heating	61,000 - 89,000	0.327
<p>See page 3 for a full list of recommendations for this property.</p> <p>To find out more about the recommended measures and other advice you could see how to save money, visit www.gov.uk or call 0800 545 5000 (general national line). You cannot visit, view this, or your home number and should be free to call at the end of the line.</p>		

PROPERTY MISDESCRIPTIONS

Fisher Wrathall have not tested any equipment, fixtures, fittings or services at this property and so we do not verify that they are in working order, for their purpose or owned by the sellers. A buyer must assume that the information given in these particulars is for guidance only. Fisher Wrathall has not checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume that the information is for guidance only until it has been verified by their own solicitor. The measurements supplied are for general guidance only and as such must be treated as inaccurate. A buyer is advised to re-check the measurements before committing themselves to any expense. The sales particulars may change in the course of time and a buyer is advised to make a final inspection of the property prior to exchange of contracts.

ADDITIONAL ADVICE

These particulars are intended to help you decide whether you wish to view this property. We have tried to make sure that the contracts are accurate but we have to rely to a large extent on what the seller tells us about the property. We have not carried out any kind of survey on the property and we would advise any buyer to obtain a surveyors report before exchanging contracts. The particulars are intended as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. Any interested party should seek professional advice before committing themselves to any expenditure or to any legal commitment. If you decide that you wish to purchase the property you will need to carry out more investigations. We have not checked whether any equipment at the property, such as the central heating system, is in working order and we advise any buyer to check this. All buyers should instruct a solicitor to investigate all legal matters relating to this property and to agree with the seller's solicitor what items will be included in the sale. Only fixtures and fittings specifically mentioned in the particulars are included in the sale. Other items may be available by separate negotiation. Any interested party wishing to rely upon information provided by Fisher Wrathall must make specific request, and a specific confirmation in writing can be given. Fisher Wrathall will not be responsible for any verbal confirmation.

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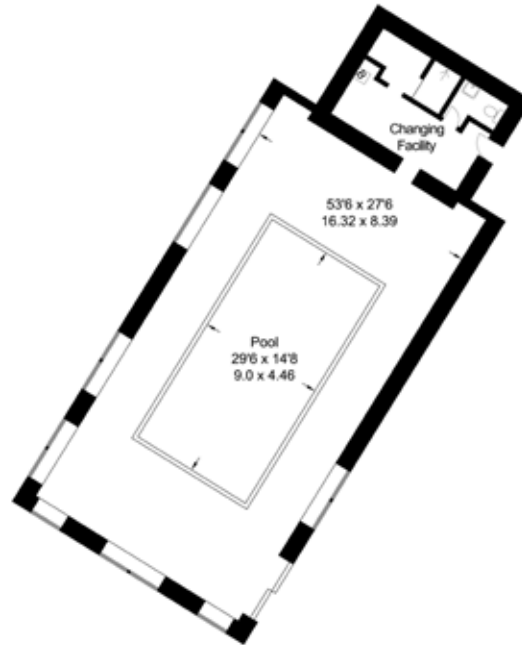
Street Barn

Approximate Gross Internal Area : 436.64 sq m / 4699.95 sq ft

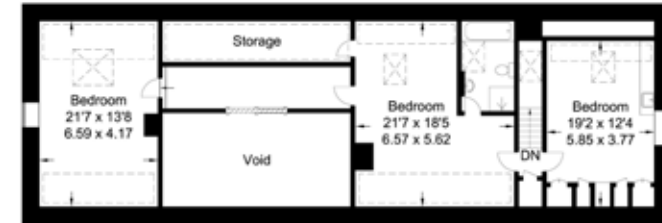
Garage : 32.50 sq m / 349.82 sq ft

Total : 469.14 sq m / 5049.78 sq ft

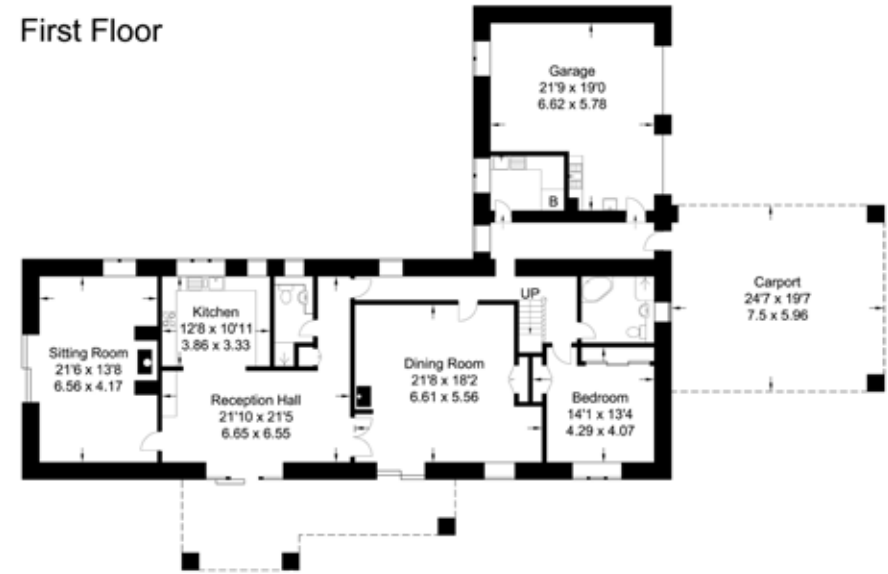
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Pool



First Floor



Ground Floor

