Burnside

Approached via a gravel driveway leading through the rolling countryside in between Ellel and Quernmore, Burnside offers an enviable package of a stone built 4 bed detached bungalow, surrounded by lovely gardens and benefitting from an adjoining approximate 4 acre paddock and outbuildings. Built in the 1980’s, this true bungalow has been creatively extended and recently refurbished to provide immaculate, versatile accommodation throughout. Situated on the periphery of Ellel and Quernmore, in a quiet hamlet located just outside of the historic city of Lancaster. This idyllic setting coupled with the great accessibility will prove extremely popular with a range of buyers.

The villages surrounding provide an abundance of local amenities including shops, cafes, pubs and an excellent primary school. Furthermore there is a supermarket, just a three minute drive away and great local transport links into the city centre. Also nearby, both the Cumbria and Lancaster Universities, the Royal Lancaster Infirmary and easy access to the Heysham power station. The historic city of Lancaster will appeal to those of all ages with a growing cultural and music scene and a well established high street. Overall, Burnside presents a fabulous opportunity, especially for those raising a young family as the property sits within the catchment for the renowned Lancaster Grammar Schools.
The well planned accommodation has been finished to a high standard, providing flexible living spaces that work perfectly for growing families. The bright hallway leads through the house providing access to the two reception rooms, a wonderful breakfast kitchen, two generous double bedrooms, one of which is ensuite and a further two single bedrooms and modern family bathroom. Throughout, the rooms are filled with plenty of natural light and the vendors have done an excellent job of creating a comfortable and homely feel. Situated to the front of the property, the presently utilised family room features a wonderful exposed brick fireplace with wooden lintel and a white cast iron log burner on a raised hearth. From the second reception room, patio doors lead out onto the front garden with ample space for alfresco dining and from which to enjoy the lovely surroundings. The kitchen has been fantastically updated and fitted with high quality appliances that include integrated Zanussi ceramic 4 ring electric hob with stainless steel extractor over and a fan assisted electric oven along with an Electrolux Fridge and Freezer and Belfast sink enjoying views over the rear.
Surrounding the property, the beautifully kept grounds provide wonderfully diverse areas for enjoying the beautiful views across the countryside. The neat lawn at the front enjoys a colourful array of well stocked borders with a variety of established plants and bushes, whilst a productive, red brick enclosed vegetable plot provides ample scope for those with green fingers. The driveway leads both to the front of the property and provides access into the detached outbuilding with open barn, lean to bike shed and garden store. This versatile space would prove useful for a range of uses including potential to convert into a carport or even stables, subject to relevant planning. The meandering stream, that runs through the grounds, benefits from fishing rights and also encompasses a further garden area. Accessed via a gate from the rear elevation, the adjoining approx. 4 acre paddock is currently under agreement with the neighbouring farmer for use of grazing sheep and cows.
From Lancaster, continue around the one way system, heading towards to hospital. At the Pointer roadabout take the first exit to join Bowerham Road and continue on this road for approximately 2.5 miles, following onto Blea Tarn Road. At the crossroads continue straight onto Proctor Moss Road and the driveway leading to Burnside will be the first on your right hand side, veer right on the drive to arrive at the property.

**Services**
- Oil fired central heating
- Mains water & electric
- Septic tank drainage
- CCTV camera & security alarm

**Tenure**
Freehold

**Council Tax**
A

**Burnside**

Approximate Gross Internal Area : 132.91 sq m / 1430.63 sq ft
Workshop : 22.99 sq m / 247.46 sq ft
Total : 155.90 sq m / 1678.09 sq ft

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.