



Lancaster Road | Cockerham







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EPC - TBC



Band E



Freehold







Cockerham is a small village and civil parish within the City of Lancaster district in Lancashire, England. It is 6 miles (9.7 km) south of Lancaster and 15 miles (24 km) north-northwest of Preston. Lying on the River Cocker, at the estuary of the River Lune, the parish had a population of 671 at the 2011 Census.



Stable End enjoys a great countryside location with plentiful walks from the doorstep, yet is very easily accessible, with 15 minute links into Lancaster and similarly to J33 of the M6 and down the Fylde Coast, or alternatively 30 minutes from the Lake District. Cockerham itself has a primary school, village hall, public house and home to the famous Wallings ice cream! There are also local amenities available in nearby Glasson Dock which includes a shop and post office and the market town of Garstang is only 10 minutes away.





The wider area provides a plethora of educational opportunities with the property falling into the catchment area for the Grammar Schools and conveniently located for access to the well regarded Lancaster University campus.

The property comprises of entrance vestibule, inner hallway, lounge with archway through to the dining area, double glazed conservatory, fitted kitchen in high gloss white, breakfast Room and Utility space. To the first floor there are four bedrooms, bathroom and en suite shower room to the master bedroom. There is also a great loft space perfect to be used as an office. A really spacious property and viewing is highly recommended.

Stable End also has extensive driveways and gardens with a considerable double garage and workshop. This property is ideal for those looking to invest in a project in the Lune Valley countryside, or for families looking to find a blank canvas to put their stamp on. The property has cosmetic issues and requires some work, but does not necessarily require *\*full\** renovation - it is not in total disrepair. Please contact the office for further details.





### Entrance Porch

The entrance vestibule has a wooden panelled entrance door with stained glass window panel, brass letterbox and doorbell.

### Entrance Hall

The entrance hallway is light and airy with a feature round single glazed window to the front elevation. UPVC double glazed window to the side elevation, under stairs storage room, two central heating radiators.

### Lounge/Diner

A lovely bright room which extends into the dining area measured as one room.

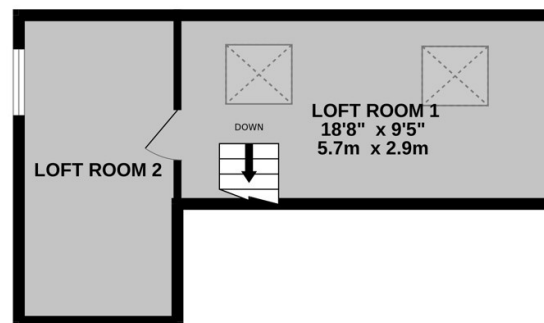
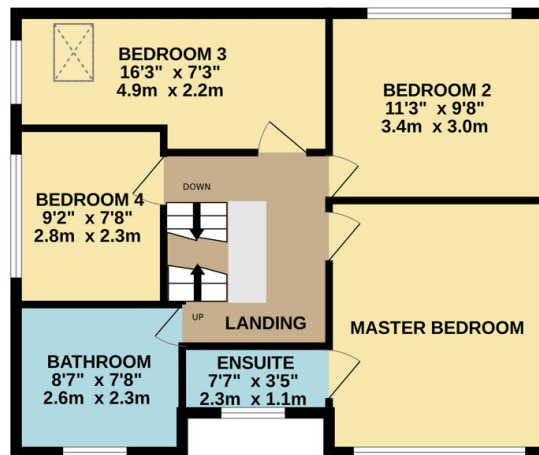
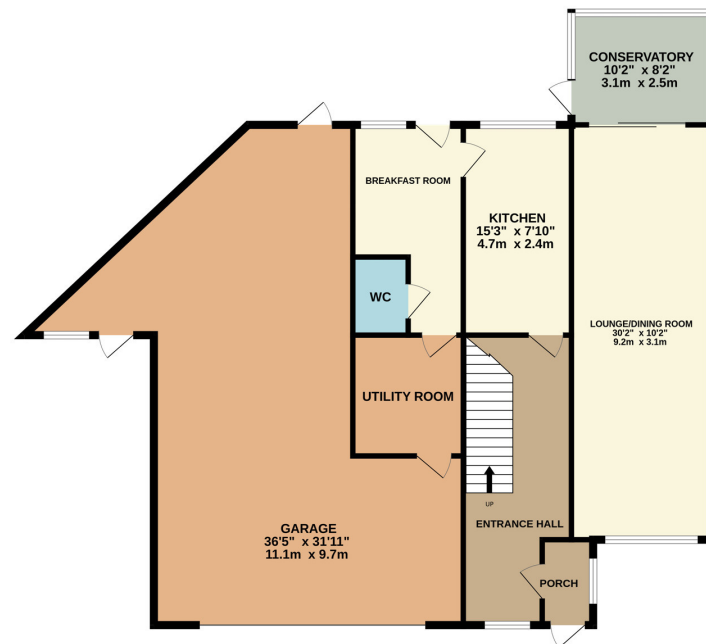
The property currently features a contemporary stainless steel wall mounted electric fire providing a focal point, three radiators, UPVC double glazed patio doors leading into the double glazed conservatory.

### Conservatory

The double glazed conservatory has UPVC double glazed windows to three sides and UPVC double glazed door to the rear garden. There is tiled flooring and wiring for power points.

### Kitchen

Range of high gloss white wall, base, display, pan and larder units with contrasting high shine worktops and an inset stainless steel sink and single drainer. An IKEA Kitchen fitted in recent times, in need of some minor cosmetic changes.



### Utility Room

The utility room is fitted with wall and base units with plumbing for an automatic washing machine, space for a dryer, space for a freezer, tiled flooring, ceiling strip light and doorway through to the double garage and extension.

### Family Bathroom

The house bathroom is a four piece suite in white comprising of a corner shower, contemporarily styled panelled bath with a polished chrome swan neck mixer tap, wall mounted wash hand basin with mixer tap and a low level WC with push button flush. Polished chrome ladder style heated towel rail, polished chrome toilet roll holder, glass shelf with polished chrome arms, round vanity mirror, five ceiling down lights, cushion flooring and a UPVC double glazed obscured glass window to the front elevation.

### Master Bedroom

A great sized Master Bedroom with unique fitted storage solutions, a large frontal aspect window and access to the en-suite shower room.

### Loft Rooms

Loft Room One has two wooden double glazed roof window to the rear elevation, eaves storage cupboards, ceiling strip lighting and a telephone point.

Loft Room Two has a wooden double glazed roof window to the side elevation, upvc double glazed window to the front elevation and ceiling strip lighting.





STABLE END



# The Essentials



The Manor Inn  
0.4 miles



Forton SPAR  
3 miles



Chefs Catering  
NW  
1.4 miles



Rosebank Pharmacy  
3.8 miles



Wallings Ice  
cream Farm  
1.4 miles



Hillam Lane Bus Stop  
0.2 miles







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