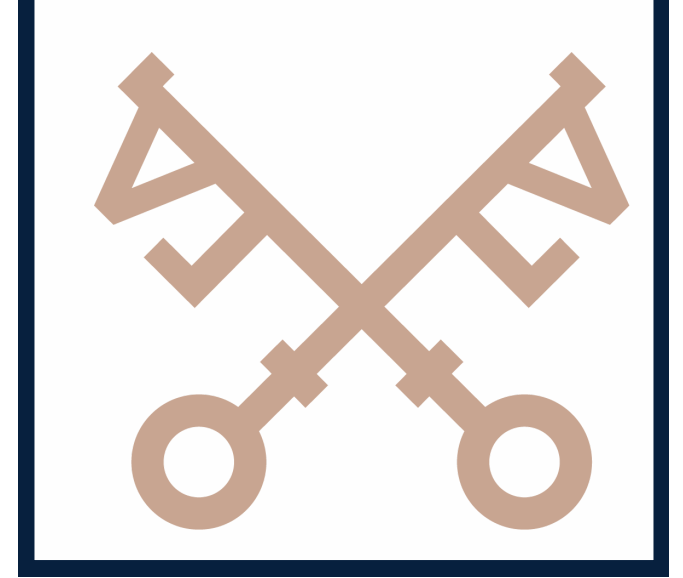




Rush View Cottage Cockerham



RUSH VIEW COTTAGE, COCKERHAM



Set within a generous plot in a breathtaking countryside position, Rush View Cottage is a beautifully presented three bedroom stone built home offering an exceptional lifestyle opportunity. Framed by stunning landscaped gardens and far reaching panoramic views, this is a property that effortlessly connects indoor comfort with outdoor living. From peaceful mornings overlooking open countryside to evenings spent entertaining in the impressive outside bar and kitchen area, every aspect of this home has been designed to be enjoyed.

The heart of the home is the impressive open plan reception space, beautifully designed to offer clearly defined areas for relaxing, dining and entertaining while maintaining a wonderful sense of openness. The lounge area is centred around a charming fireplace, creating a cosy focal point for quieter evenings, while the dining space provides the perfect setting for family meals and social gatherings. A further sitting area offers a peaceful retreat to unwind and enjoy the surrounding views. Flooded with natural light and with doors opening directly onto the gardens, this exceptional living space effortlessly connects indoor comfort with outdoor living. The breakfast kitchen has been thoughtfully designed with both practicality and lifestyle in mind, offering ample workspace, generous storage and plenty of room for day to day family life. The dedicated breakfast area provides the perfect spot for relaxed morning coffee or informal dining, all while enjoying delightful views across the gardens and surrounding countryside. Beautifully positioned and highly functional, this is a space designed to be both practical and welcoming at the heart of the home.

The first floor continues to impress with three excellent double bedrooms, each enjoying attractive views across the surrounding countryside and gardens, further enhancing the sense of space and tranquillity found throughout the home. The principal bedroom is a particularly impressive retreat, benefiting from fitted wardrobes and a stylish four piece en suite bathroom, thoughtfully designed to provide both comfort and practicality.





Take a closer look...



Property Type:

Cottage

Square Footage:

1729 sqft

Council Tax Band:

E

EPC Rating:

E

Tenure

Freehold



Why Cockerham?

RUSH VIEW COTTAGE IS POSITIONED IN THE PEACEFUL RURAL HAMLET OF SANDSIDE, WITHIN THE HIGHLY DESIRABLE VILLAGE OF COCKERHAM, AN ATTRACTIVE COUNTRYSIDE SETTING ON THE EDGE OF THE WYRE ESTUARY AND SURROUNDED BY OPEN LANCASHIRE FARMLAND. THIS IDYLIC LOCATION OFFERS THE PERFECT BALANCE OF RURAL SECLUSION AND ACCESSIBILITY, WITH ROLLING COUNTRYSIDE, COASTAL WALKS AND OPEN GREEN SPACES ALL ON THE DOORSTEP. THE NEARBY VILLAGE OF COCKERHAM IS WELL REGARDED FOR ITS TRADITIONAL VILLAGE CHARACTER AND STRONG COMMUNITY FEEL, WHILE STILL BEING WITHIN EASY REACH OF SURROUNDING TOWNS AND EVERYDAY AMENITIES. THE HISTORIC MARKET TOWN OF GARSTANG LIES WITHIN COMFORTABLE DRIVING DISTANCE AND PROVIDES A WIDER RANGE OF SHOPS, SUPERMARKETS, CAFÉS, LEISURE FACILITIES AND SERVICES, MAKING IT A POPULAR DESTINATION FOR DAY TO DAY NEEDS. THE LARGER CITY OF LANCASTER IS ALSO EASILY ACCESSIBLE, OFFERING EXTENSIVE AMENITIES ALONGSIDE DIRECT RAIL LINKS FOR COMMUTING FURTHER AFIELD. DESPITE ITS PEACEFUL AND RURAL FEEL, RUSH VIEW COTTAGE ALSO BENEFITS FROM EXCELLENT TRANSPORT CONNECTIONS, WITH STRAIGHTFORWARD ACCESS TO THE M6 MOTORWAY PROVIDING CONVENIENT ROUTES NORTH TOWARDS CARLISLE AND SOUTH TOWARDS MANCHESTER AND BEYOND, MAKING IT IDEAL FOR COMMUTERS SEEKING COUNTRYSIDE LIVING WITHOUT ISOLATION.

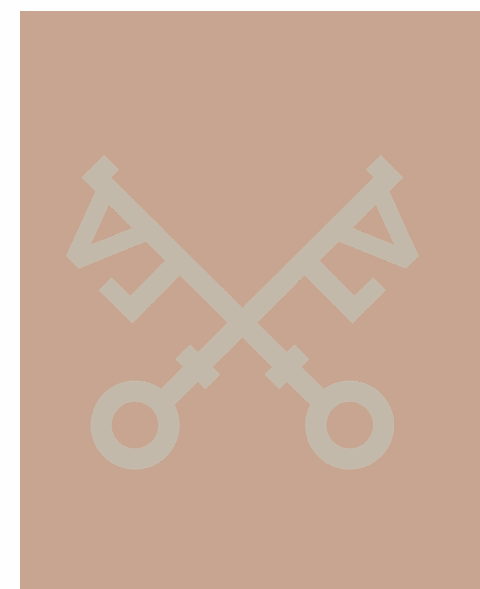
Rush View Cottage, Cockerham





EXTERNALLY, RUSH VIEW COTTAGE IS NOTHING SHORT OF EXCEPTIONAL, WITH THE OUTDOOR SPACE FORMING ONE OF THE MOST COMPELLING FEATURES OF THE PROPERTY. SET WITHIN A GENEROUS AND BEAUTIFULLY MAINTAINED PLOT, THE GARDENS OFFER A WONDERFUL SENSE OF PEACE, PRIVACY AND SPACE, ALL ENHANCED BY FAR REACHING, UNINTERRUPTED VIEWS IN EVERY DIRECTION. THE GROUNDS ARE PREDOMINANTLY LAID TO WELL KEPT LAWN, FRAMED BY MATURE PLANTING AND THOUGHTFULLY LANDSCAPED AREAS THAT BRING COLOUR AND INTEREST THROUGHOUT THE SEASONS. A PRIVATE PATIO AREA PROVIDES AN IDEAL SETTING FOR OUTDOOR SEATING AND RELAXATION, PERFECTLY POSITIONED TO TAKE FULL ADVANTAGE OF THE STUNNING OUTLOOK AND TRANQUIL SURROUNDINGS. THIS IS A HOME DESIGNED FOR OUTDOOR LIVING AND ENTERTAINING. THE IMPRESSIVE STONE BUILT BAR AND OUTDOOR KITCHEN AREA CREATES A TRULY UNIQUE SPACE, IDEAL FOR HOSTING FAMILY AND FRIENDS, SUMMER GATHERINGS OR SIMPLY ENJOYING LONG EVENINGS IN A SPECTACULAR COUNTRYSIDE SETTING. WITH AMPLE OFF ROAD PARKING AND EXTENSIVE USABLE OUTDOOR SPACE, THE GARDENS ARE EQUALLY WELL SUITED TO BOTH EVERYDAY FAMILY LIFE AND MORE SOCIAL OCCASIONS.











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WHERE CAN I FIND...



The Closest Schools?

Cockerham Primary School - 3
Minute Drive

Garstang Academy or Ripley St
Thomas both - 15 Minute Drive



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!



The Local Shop?

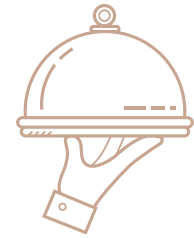
Stakepool convenience Store
4 Minute Drive



A Refreshing Pint?

Cockerham Village Hall - 2
Minute Drive

Or in your Garden!



A Delicious Meal?

The Lemon Tree - 7 Minute
Drive

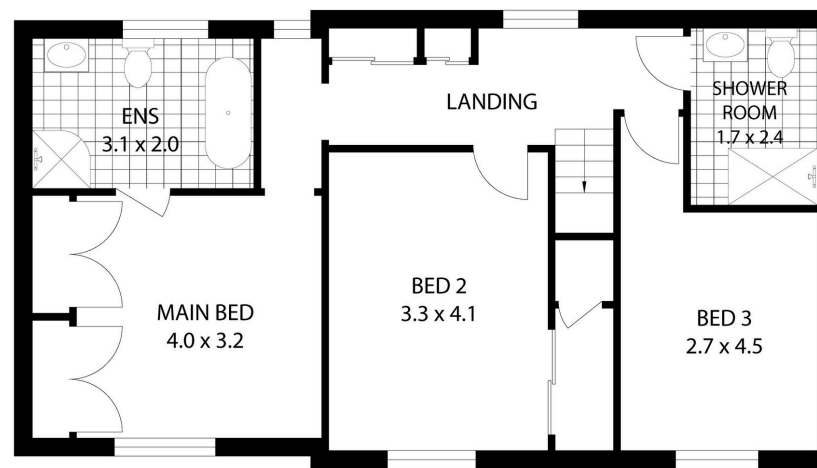


Closest Transport Links
Junction 33 (M6) - 8 Minute
Drive

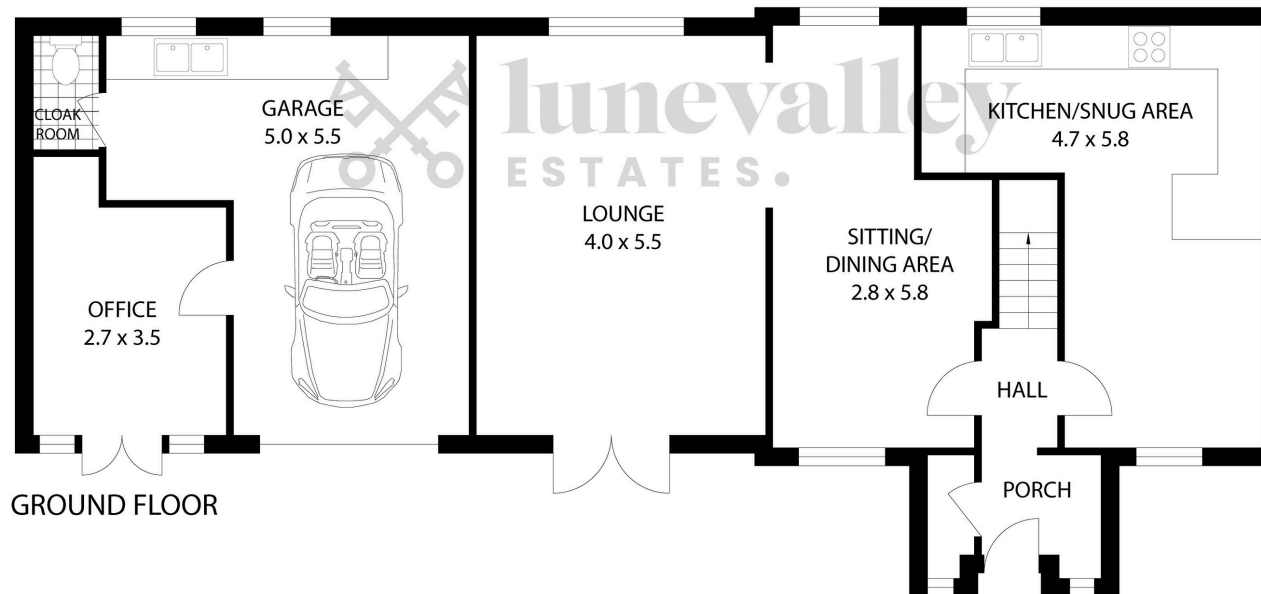
Sand Villa Cottage - 10 Minute
Walk





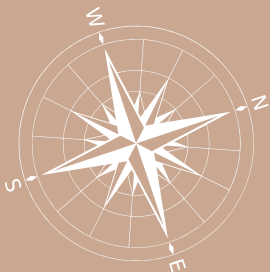


FIRST FLOOR



GROUND FLOOR

INTERNAL AREA = 160.6 SQ.M - 1,729 SQ.FT



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Rush View Cottage

Cockerham

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///under.mush.grades



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