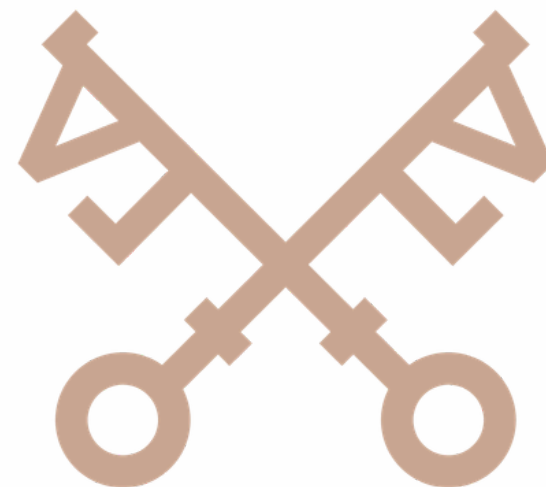




Archway Barn, Cockerham

ARCHWAY BARN, COCKERHAM



A beautifully renovated four-bedroom barn conversion, blending character, contemporary design and relaxed family living. With a superb open kitchen and dining space, three bathrooms and a generous southwest-facing garden, all set amongst the beautiful Lancashire countryside.

Set amongst the picturesque Lancashire countryside, this beautifully renovated four-bedroom barn conversion offers a wonderful blend of character, contemporary design and relaxed family living. Arranged over three floors, the home has been thoughtfully designed around modern life, with a superb kitchen and dining space at its heart, three bathrooms, versatile bedrooms and a large southwest-facing garden.

There is a lovely sense of connection between the house and its surroundings, with light-filled rooms, garden views and countryside beyond. And with the wider Lune Valley landscape within easy reach, there is plenty to enjoy from countryside walks and village life to riverside days and long summer evenings outdoors.

It is a home that feels equally suited to busy family life and those quieter moments, gathering around the kitchen island, opening the doors onto the garden or simply enjoying the peace of the countryside.



Property Type:

*Barn
Conversation*

Square Footage:

2126 sqft

Council Tax Band:

E

EPC Rating:

C

Tenure

Freehold

Take a closer look...





Why Cockerham?

ARCHWAY BARN IS POSITIONED IN THE PEACEFUL RURAL SETTING, 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.

Archway Barn, Crimble Lane, Cockerham





OUTSIDE

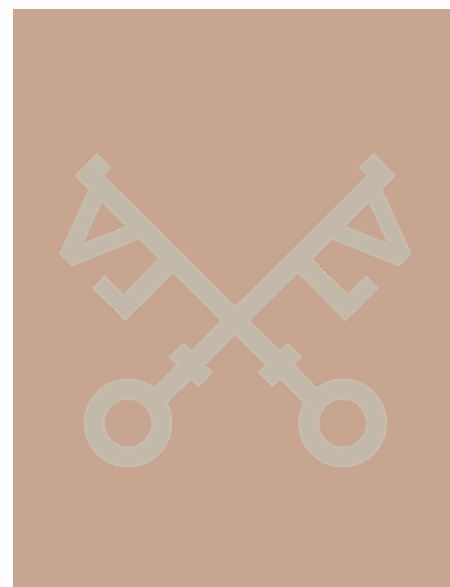
A BEAUTIFULLY RENOVATED BARN CONVERSION WITH FOUR BEDROOMS, THREE BATHROOMS, GENEROUS LIVING ACCOMMODATION AND A WONDERFUL MATURE GARDEN.

IT COMBINES THE CHARACTER AND ATMOSPHERE OF A RURAL HOME WITH THE COMFORT AND PRACTICALITY OF MODERN FAMILY LIVING. FROM THE BEAUTIFULLY DESIGNED KITCHEN AND SOCIABLE LIVING SPACES TO THE SOUTHWEST-FACING GARDEN AND COUNTRYSIDE OUTLOOKS, EVERY PART OF THE HOUSE HAS BEEN CONSIDERED WITH EVERYDAY LIFE IN MIND.

AND BEYOND THE PROPERTY, THERE IS THE OPPORTUNITY TO ENJOY THE WIDER COUNTRYSIDE AND EVERYTHING THAT MAKES THIS PART OF LANCASHIRE SO APPEALING, WITH THE LUNE VALLEY WITHIN EASY REACH.

A HOME FOR SLOW MORNINGS, LONG LUNCHESES, MUDDY COUNTRY WALKS, SUMMER EVENINGS IN THE GARDEN AND MAKING THE MOST OF LIFE IN THE LANCASHIRE COUNTRYSIDE.











Zzz...ooo





WHERE CAN I FIND...



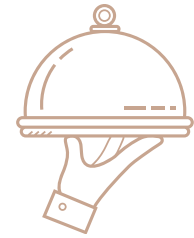
The Closest Schools?

Cockerham Primary School - 5
Minute Drive Garstang Academy
or Ripley St Thomas both - 15
Minute Drive



The Local Shop?

Stakepool convenience Store
8 Minute Drive



A Delicious Meal?

The Lemon Tree - 12 Minute
Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

Cockerham Village Hall - 6
Minute Drive

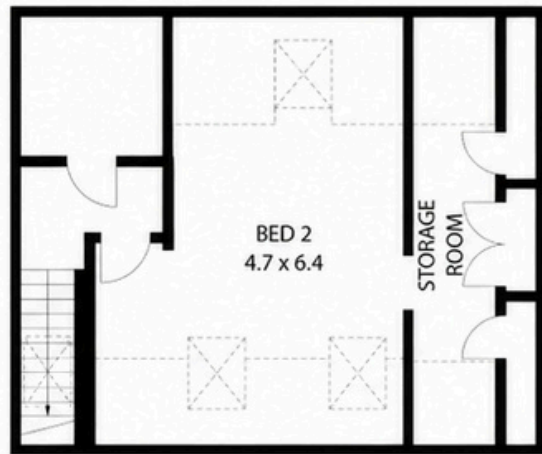


Closest Transport Links

Junction 33 (M6) - 8 Minute
Drive
Bus Stop Crookhey Hall
School .9 miles - 25 Minute
Walk.



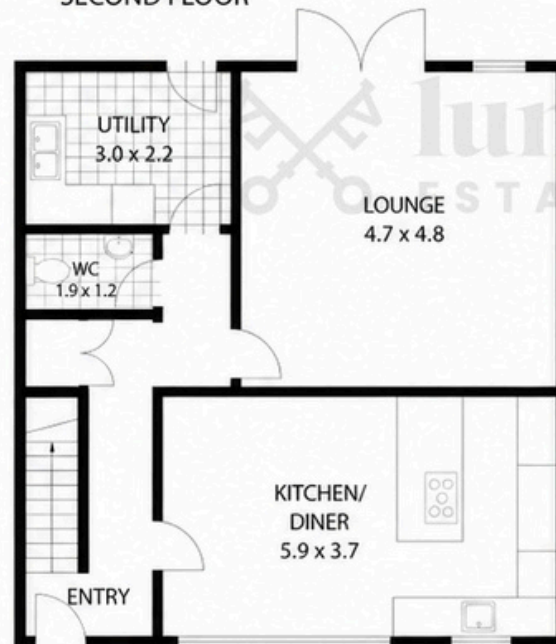




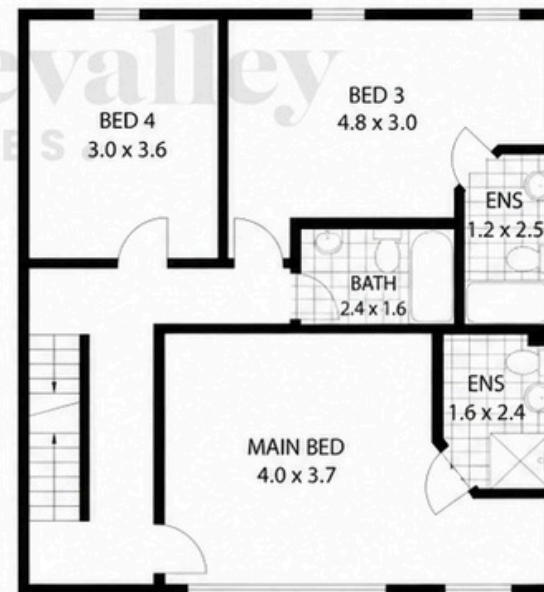
SECOND FLOOR



GARAGE



GROUND FLOOR



FIRST FLOOR

Archway Barn, Crimbles Lane, Cockerham, LA2 0ET

INTERNAL AREA = 198.0 SQ.M - 2,126 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

Archway Barn, Crimble Lane Cockerham

Archway Barn, Crimbles Lane, Cockerham,
Lancaster LA2 0ET



///dirt.ignore.upward



lunevalley
ESTATES.

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