



Croftlands

Blea Tarn Road | Scotforth | LA2 0RD

MATTHEWS
BENJAMIN



CROFTLANDS

BLEA TARN ROAD

Potential, potential, potential! Although well looked after from its current owners, Croftlands is now ready for a new lease of life. Options are varied for this 1950s dormer bungalow, this may involve a simple refurbishment, a more extensive remodelling and possibly extension or given the fabulous plot and position, something more extensive altogether. All plans would of course be subject to the necessary planning permissions. The potential exceeds itself. The large plot benefits from picturesque and extensive westerly views over Morecambe Bay. The panoramic vista stretches from Blackpool and Heysham to Grange over Sands and beyond to the Lake District fells. From inside the house the conservatory enjoys the same view and some cracking sunsets too.

The driveway leads to the property with a turning circle and central island. Walking through the entrance vestibule, you enter the dining room which is open plan through a decorative archway into the sitting area that also enjoys spectacular Bay views and has an open fire with a wooden surround and marble hearth. An inner hallway provides access into the shower room and two double bedrooms, one with fitted wardrobes and other with open countryside views. Completing the ground floor layout it a spacious fitted kitchen, pantry and two conservatories.

Stairs rise from the inner hall to the first floor where is a third double bedroom with under eaves storage. Croftlands has partial uPVC double glazing and oil central heating.

Externally there are ample gardens with a combination of lawn and paved seating area. Providing the ideal space for a seating area and making Croftlands, the ideal family home. The property also benefits from a useful outbuilding.





LOCATION

The conveniently located village of Scotforth, located just over a mile outside of Lancaster City Centre, is a fantastic option for families looking to be close to city amenities but without the hustle and bustle that a central location brings. There are excellent transport links into the city and a great choice of local primary and nursery schools. Lancaster itself has a plethora of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene.

It is also close to Bowerham, where you will find a great choice of local amenities including shops and a Fish and Chip shop. The Fox and Goose pub and St Bernadette's Catholic Primary School is approximately 0.6 miles away. You also sit within the catchment area for the secondary schools of Lancaster including the renowned Royal Lancaster Grammar School and Lancaster Girls' Grammar Schools.

Lancaster train station is on the main West Coast line and is approximately 2.5 miles away. If you are jetting off then the airports at Manchester and Liverpool are 60 and 65 miles respectively. The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.







DIRECTIONS

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Use the postcode **LA2 0RD** on Sat Nav with reference to the directions below:

Travel south out of Lancaster, at the first roundabout (pointer roundabout) take the first exit onto Bowerham Road, follow the road up, bearing left to continue on Bowerham Road. As you follow the bend round, this becomes Blea Tarn Road, passing Animal Care on your left. Further up the road, the property is on your left with a gatepost stating **Croftlands**.

SERVICES

Mains electricity and water. Oil fired central heating to radiators from a boiler in the garden room.

Drainage to a septic tank located in the rear garden.

BROADBAND

Ultrafast speed potentially available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE is reported to be 'likely' for both Voice and Data services. Vodafone and Three are reported to be 'limited' for both Voice and Data services. O2 is reported to be 'likely' for Voice and 'limited' for Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as likely for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances. The follow-

ing items are specifically excluded : Both chandeliers in the lounge and dining room.

PLEASE NOTE

The vendors are exploring planning potential on the barn in the rear paddock.

Should it be granted there may have to be alterations to the access and drive that will in part become shared.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

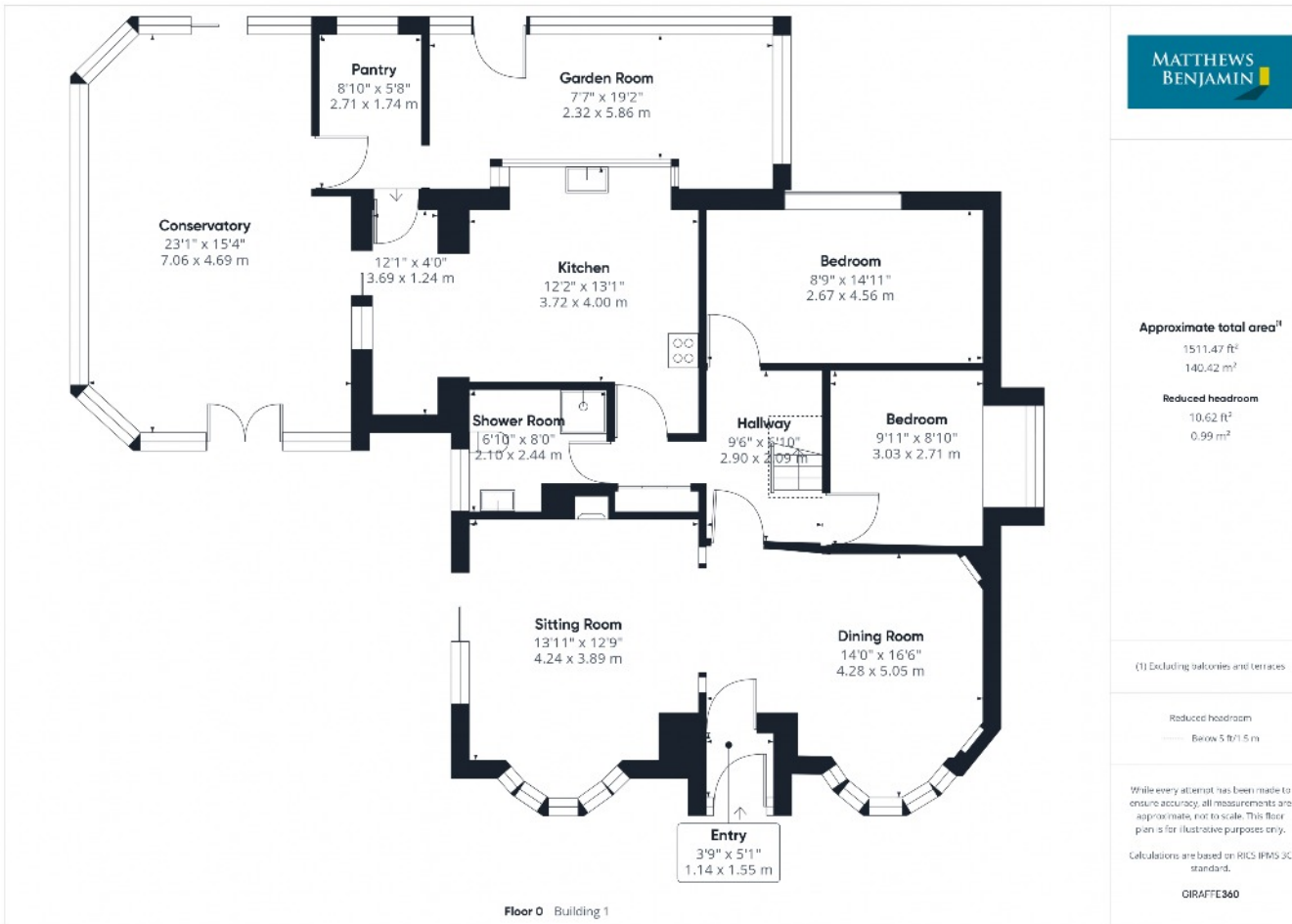
TENURE

Freehold

GUIDE PRICE

£495,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	



Approximate total area⁽¹⁾
 1511.47 ft²
 140.42 m²

Reduced headroom
 10.62 ft²
 0.99 m²

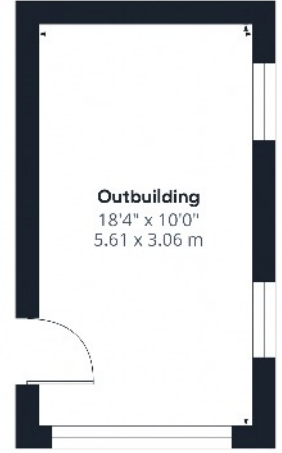
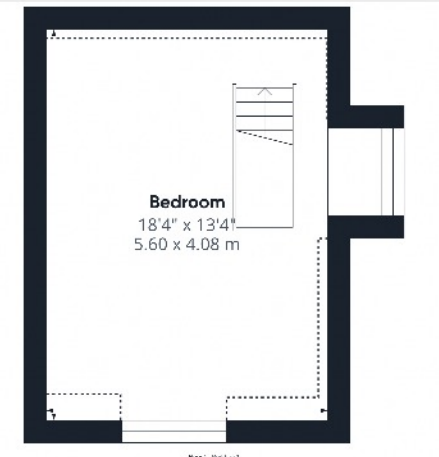
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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