

PS215

By Direction of the Executors of the Late Mrs M Greenwood



**Station House**  
**Whams Lane / Hollins Lane, Bay Horse,**  
**Forton Nr Lancaster, LA2 9DA**

**Price: Offers Over £229,000**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office**

A detached 2 reception room / 2 bedroomed former Station Masters House in need of some general upgrading set in generous circa 0.50 acre grounds incorporating paddock particularly ideal for hobby farming / poultry etc. and potential extension of the house (*subject to necessary planning consents being obtained by the purchaser*).

Majority UPVC double glazing and oil fired central heating installed.

Being conveniently situated within just 2 minutes drive of M6 Lancaster South Junction 33.

## Accommodation Featuring majority UPVC double glazed windows and oil fired central heating

### Ground Floor:

#### **Entrance Porch:**

2'11" x 2'11"  
(0.89m x 0.89m)

#### **Lounge:**

14'5" x 10'11"  
(4.39m x 3.33m)

Brick built open fireplace, built in cupboard, under stairs storage cupboard, centre light, 2 x radiators, TV point.

#### **Dining Room:**

14'6" x 11'8" max  
(4.42m x 3.56m max)

Built in shelved storage cupboard, tiled fireplace (*not used*), 2 x radiators, centre light. Door to stair case.

#### **Breakfast Kitchen:**

11'5" x 7'5"  
(3.48m x 2.26m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit, free standing electric cooker and work surfaces with tiled splashbacks, kick space electric heater.

#### **Boiler Area:**

5'1" x 2'5"  
(1.55m x 0.74m)

Oil fired central heating boiler (*circa 3 years old*), center light.

#### **Cloakroom / Utility Room:**

7'7" x 6'8"  
(2.31m x 2.03m)

Low flush wc, pedestal wash basin, plumbed for auto washer, tiled splashbacks, strip light, radiator.

### First Floor:

#### **Landing:**

15'6" x 2'8"  
(4.72m x 0.81m)

#### **Bedroom 1:**

14'8" x 10'11"  
(4.47m x 3.33m)

Built in wardrobe, vanity wash basin, centre light, radiator.

#### **Bedroom 2:**

11'9" x 11'6"  
(3.58m x 3.51m)

Built in wardrobe, vanity wash basin, centre light, radiator.

#### **Bathroom:**

12'2" x 8'2"  
(3.71m x 2.49m)

3 piece bath suite incorporating electric over bath curtained shower. Airing/cylinder cupboard with immersion heater, centre light, radiator.

### Outside:

#### **Generous grounds extending to circa 0.50 acre incorporating:-**

Paddock with separate roadside access,  
Hard standing private parking area,  
Detached pre-fabricated garage with up and over door,  
Garden timber sunhouse,  
Brick built store,  
Timber garden store,  
Oil tank.





**Services:** Mains water and electricity connected. Private septic tank drainage. Oil fired central heating.

**Tenure:** Freehold with vacant possession upon completion

**Council Tax Band:** 'C' (*Verbal enquiry only*)

**Solicitors:** Patterson Solicitors, 63a Scotforth Road, Lancaster, LA1 4SD. Tel: 01524 843 336.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

*Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

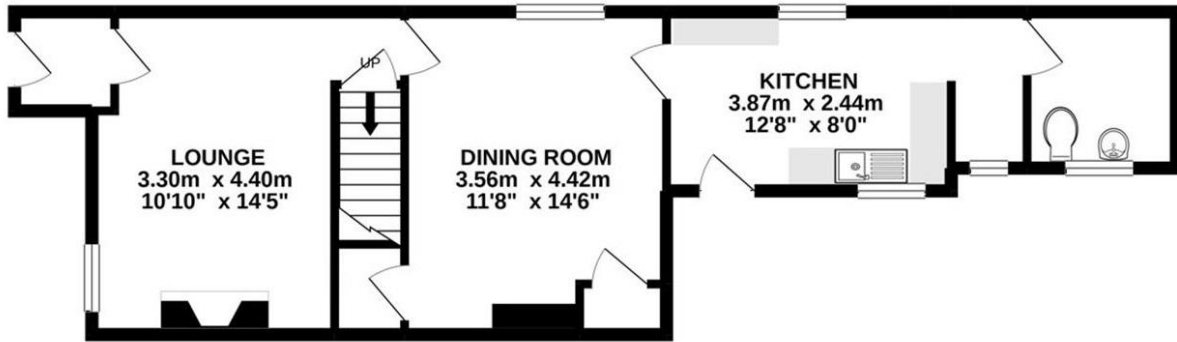
### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		

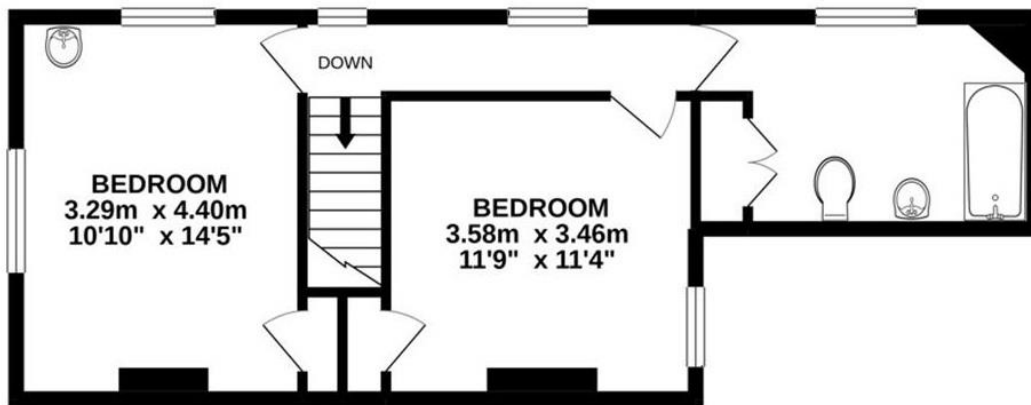
View full certificate [here](#)

## Floor Plans

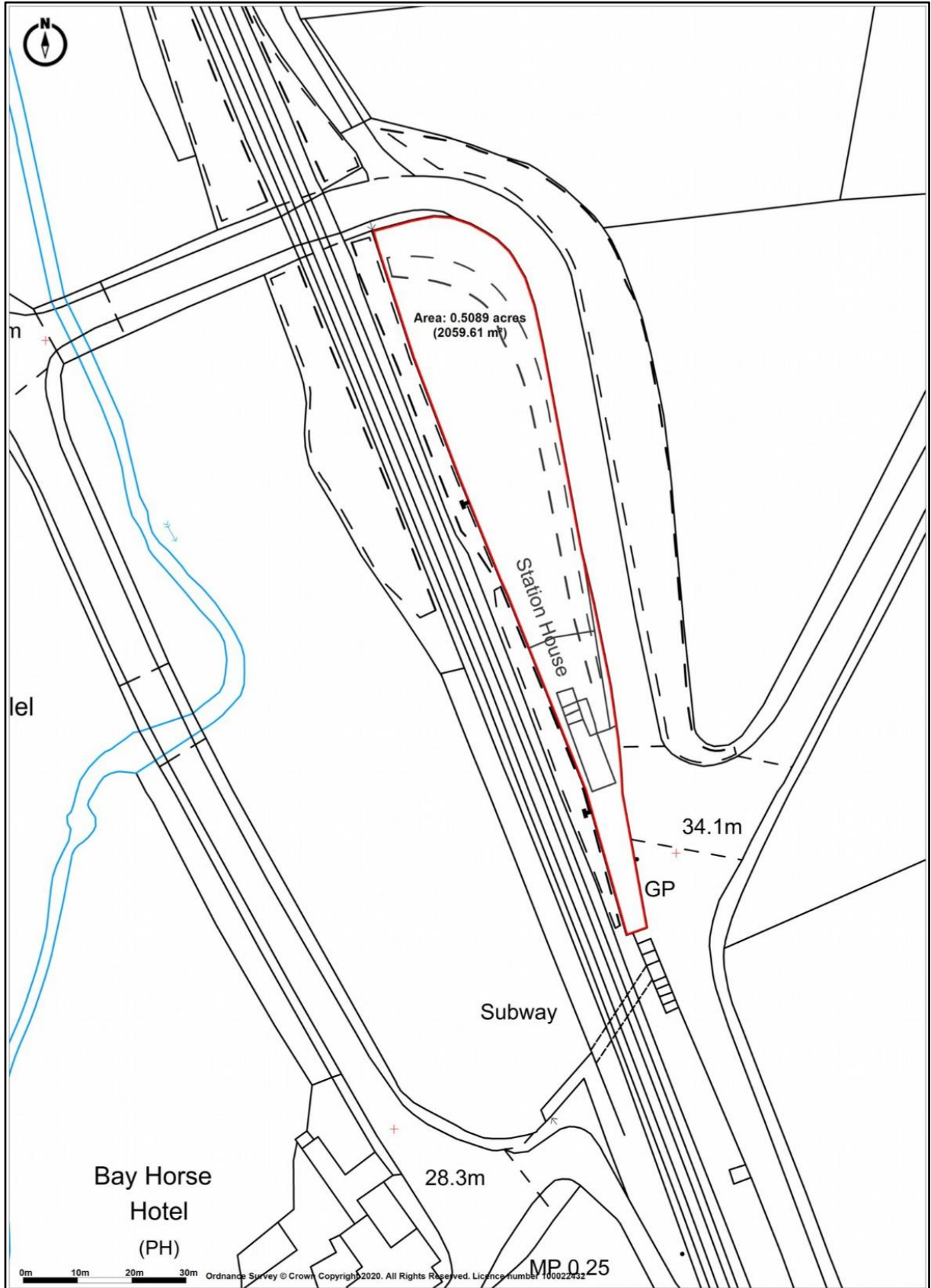
### GROUND FLOOR



### 1ST FLOOR



# Boundary Plan



**Promapv2**  
LANDMARK INFORMATION

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Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4

## Location Plan



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