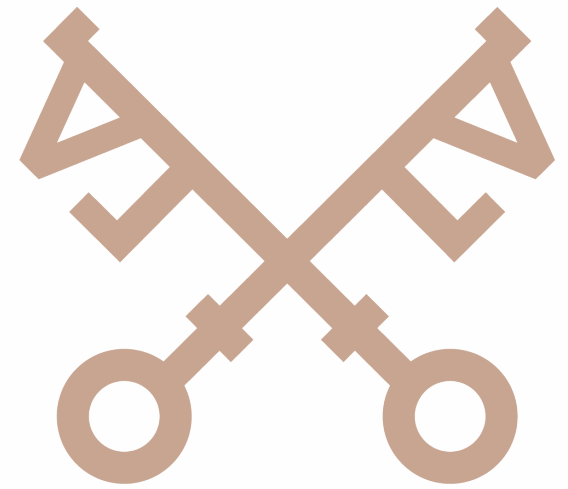


The Byre

Quernmore



THE BYRE, QUERNMORE



Nestled in a serene private hamlet of just four homes, The Byre offers a unique opportunity to own a meticulously refurbished and character-filled property. With four bedrooms, a detached double garage, open-plan living spaces, and an impressive 5 acres of gardens and pasture land, this home effortlessly combines luxury, practicality, and the tranquillity of rural living.

The nearby village of Caton provides daily needs and easy access to the M6 which ensures the property conveniently caters to a variety of buyers needs and requirements.

Approach The Byre along a quiet country lane, where a generous shingle driveway welcomes you with ample parking for several vehicles. The driveway also provides easy access to the detached double garage and the surrounding fields. Encircled by rolling countryside, this 180-year-old former barn was tastefully renovated in 2007, blending its original rustic charm with modern conveniences. Private water supply and electric charging point.



Property Type:

Barn Conversion

Square Footage:

2537 sqft

Council Tax Band:

G

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why The Byre?

THE BYRE IS MORE THAN A HOME; IT'S A LIFESTYLE. COMBINING HISTORIC CHARM WITH MODERN AMENITIES, IT OFFERS A SANCTUARY FOR FAMILIES SEEKING SPACE, COMFORT, AND THE BEAUTY OF RURAL LIVING. WHETHER YOU'RE RELAXING BY THE LOG BURNER, ENTERTAINING ON THE TERRACE, OR EXPLORING YOUR 5 ACRES OF PRIVATE LAND, THIS PROPERTY DELIVERS ON EVERY FRONT. CONVENIENTLY LOCATED NEAR THE M6, WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND BREATHTAKING COUNTRYSIDE, THE BYRE TRULY OFFERS THE BEST OF BOTH WORLDS. DON'T MISS THE CHANCE TO MAKE THIS EXTRAORDINARY HOME YOURS.

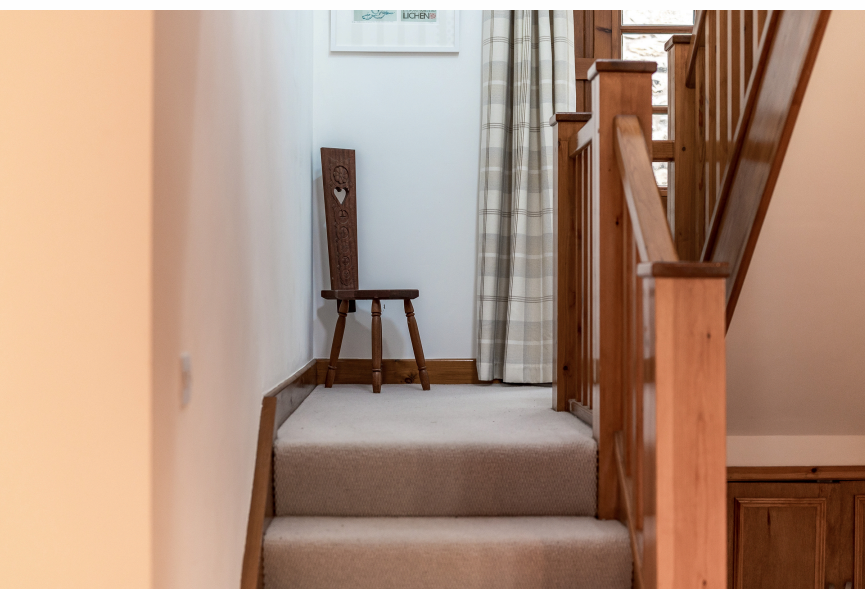
CONTACT LUNE VALLEY ESTATES TODAY TO ARRANGE A VIEWING.

The Byre, Quernmore





STEP OUTSIDE TO DISCOVER 5 ACRES OF LAND, STUNNING GARDENS, TERRACED PATIOS, AND PADDOCKS. THE SANDSTONE-FLAGGED TERRACE EXTENDS FROM THE HOME'S PATIO DOORS, CREATING A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR SPACES. THIS ELEGANT AREA IS PERFECT FOR AL FRESCO DINING, SUMMER BBQs, OR ENJOYING MORNING COFFEE WHILE TAKING IN THE PEACEFUL SURROUNDINGS. THE LARGE LAWNED GARDEN WITH FRUIT TREES A GREENHOUSE AND VEGETABLE PATCH OFFERS OPPORTUNITIES FOR GARDENERS. FIELDS DIVIDED BY LOW FENCES PROVIDE GRAZING FOR ANIMALS. TWO FIELD SHELTERS WITH BOTH HAY STORAGE AND WATER SUPPLY HAVE PREVIOUSLY ACCOMMODATED HORSES AND MORE RECENTLY SHEEP.





Zzz...ooo







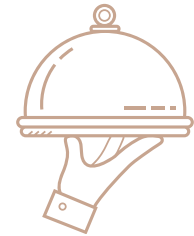
WHERE CAN I FIND...



The Closest Primary School?
Caton Primary School
2 minute drive



The Local Shop?
Co-Op Quernmore Road
5 minute drive



A Delicious Meal?
The Station
5 minute drive



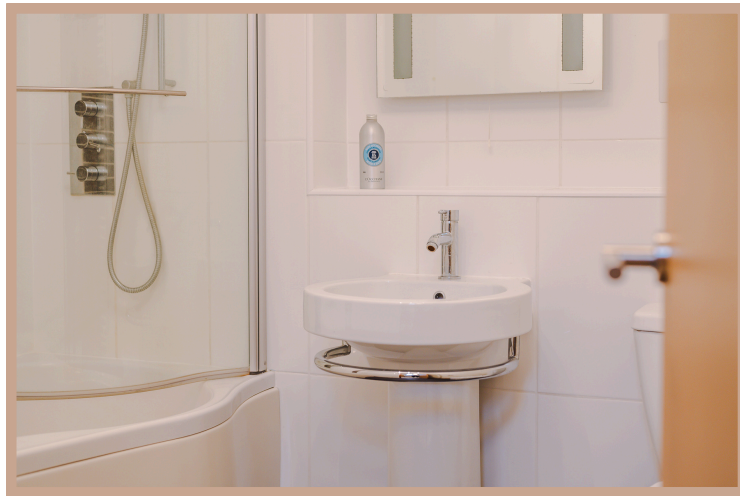
Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



A Refreshing Pint?
The Ship Inn
4 minute drive



Closest Transport Links
Lancaster Road Bus
2 minute drive
Junction 34 M6
10 minute drive

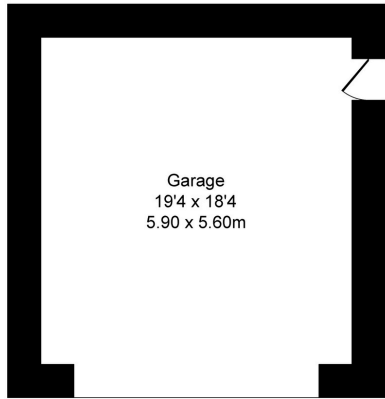
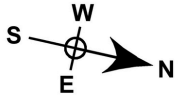




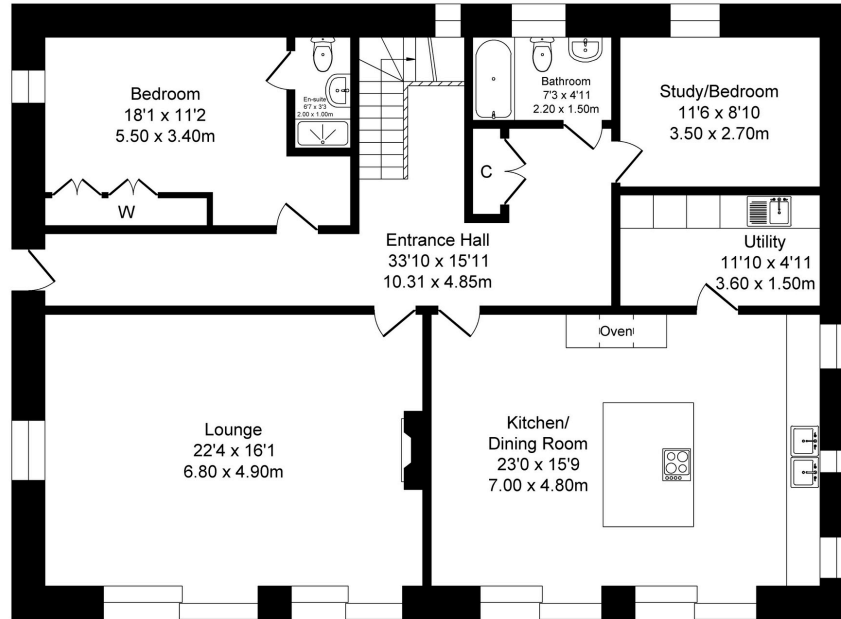
The Byre

Total Approx. Floor Area 2537 Sq.ft. (235.8 Sq.M.)

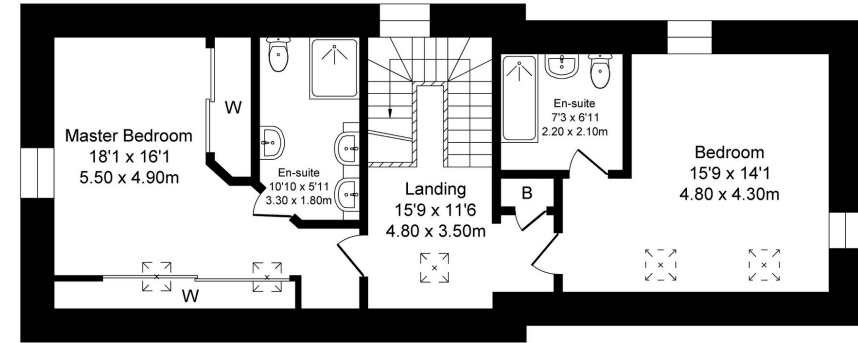
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



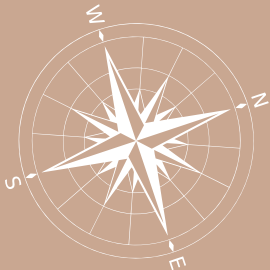
Garage
Approx. Floor
Area 355 Sq.Ft
(33.0 Sq.M.)



Ground Floor
Approx. Floor
Area 1486 Sq.Ft
(138.1 Sq.M.)



First Floor
Approx. Floor
Area 696 Sq.Ft
(64.7 Sq.M.)



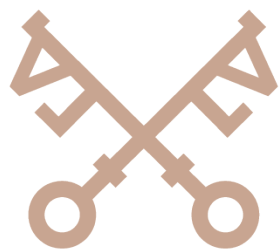
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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

The Byre, Quernmore

Quernmore, LA2 9LZ



///grazes.signal.sapping



lunevalley
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