



SUTCLIFFE  
SALES AND LETTINGS



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## 2 Byerworth Cottage Byerworth Lane South, Bowgreave

£285,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



If you're looking for a home full of character and charm, this delightful stone-built cottage is the perfect choice. Cosy and brimming with personality, it features traditional cottage-style latch doors throughout, exposed beams, a log burner, and subtle recessed spotlights, creating a warm and inviting atmosphere.

Set over three floors, the property offers two bedrooms and is tucked away just off Garstang Road, down Byerworth Lane South, providing a peaceful retreat while remaining within easy reach of Garstang's amenities. This historic market town is known for its independent shops, local eateries, and welcoming community, offering the perfect blend of village charm and convenience.

Outside, the cottage benefits from driveway parking and its own private garden, ideal for relaxing, entertaining, or enjoying a sunny afternoon. Inside, the layout is thoughtfully designed, with cosy living spaces, characterful details, and plenty of natural light, making it a perfect home for those who appreciate both style and substance.

This charming home truly combines historic character, modern comfort, and a peaceful location, a rare find ready to welcome its next owners.

Council Tax band: D

Tenure: Freehold

## **Porch**

Entering through the porch, which provides access into the living room, you are immediately welcomed by the warmth and character this home has to offer. The space is thoughtfully arranged, featuring a recessed shelf with exposed stonework that adds texture and charm, alongside a wooden part-glazed door that allows natural light to flow through. There is also a practical recessed area ideal for shoe and storage solutions, with ample scope to adapt this entrance into a dedicated boot room or cloakroom, offering both functionality and flexibility.

## **Living Room**

The living room is a charming, cosy, and inviting space, centred around an attractive fireplace with a log burner, complemented by an oak beam and a solid oak lintel that enhance the room's character. Windows to both the front and side elevations flood the room with natural light, creating a bright yet warm atmosphere throughout the day. Stairs rise directly to the first floor, while a door provides convenient access through to the kitchen. The room comfortably accommodates a full range of living room furniture and is well-equipped with electric sockets, a wall-mounted radiator, recessed spotlights, and additional wall lighting, offering both practicality and ambience.

## **Kitchen**

The kitchen is thoughtfully designed to complement the character of the property, featuring elegant shaker-style wall and base units paired with generous wooden worktop surfaces and a classic Belfast sink. A door provides direct access to the rear garden, while two windows to the front elevation and two overlooking the garden allow for an abundance of natural light. The kitchen is well equipped with a dishwasher, oven and electric hob. A further door leads to a useful pantry and additional storage area. There is ample space for a kitchen table, along with a wall-mounted radiator and plentiful electrical sockets throughout.

## **Landing**

Leading up the staircase is the first-floor landing, providing access to the second bedroom and the bathroom, with a further door opening onto the staircase rising to the second floor.

## **Bedroom 2**

Bedroom two is a well-proportioned room offering ample space for a double bed and additional furniture. The room benefits from two windows to the side elevation, allowing for good natural light, along with a useful built-in storage cupboard. A wall-mounted radiator is positioned beneath one of the windows, and there are ample electrical sockets throughout.

## **Bathroom**

The bathroom is beautifully panelled and thoughtfully appointed, featuring a roll-top freestanding bath alongside a porcelain sink and WC. A window to the side elevation provides natural light, while a useful storage cupboard and a heated towel rail complete the space. The room is finished with stylish patterned floor tiles, adding character and elegance.

## **Bedroom 1**

Situated on the second floor, the main bedroom is a beautifully proportioned and light-filled space. It features two windows to the front elevation, offering stunning views across the fields, and a further window to the side. The room is complemented by fitted wardrobes and cupboards, providing excellent storage, while offering ample space for a double bed and additional furniture. A vertical wall-mounted radiator and plentiful electrical sockets complete this elegant and comfortable bedroom.

## **En-Suite**

Bedroom one benefits from its own en suite, a well-proportioned space featuring a shower cubicle, porcelain sink, and WC. A wall-mounted radiator adds comfort and warmth, completing this elegant and functional private bathroom.

## GARDEN

The property benefits from a charming and private garden, designed for both ease of maintenance and enjoyment. Access is available directly from the kitchen, creating a seamless indoor-outdoor flow, or via wooden gates from the driveway. The garden provides a tranquil retreat, ideal for relaxing, entertaining, or enjoying al fresco dining. At the far end, a generous garden shed offers practical storage for tools, bikes, or outdoor equipment, ensuring the space remains uncluttered and versatile.



## DRIVEWAY

### 2 Parking Spaces

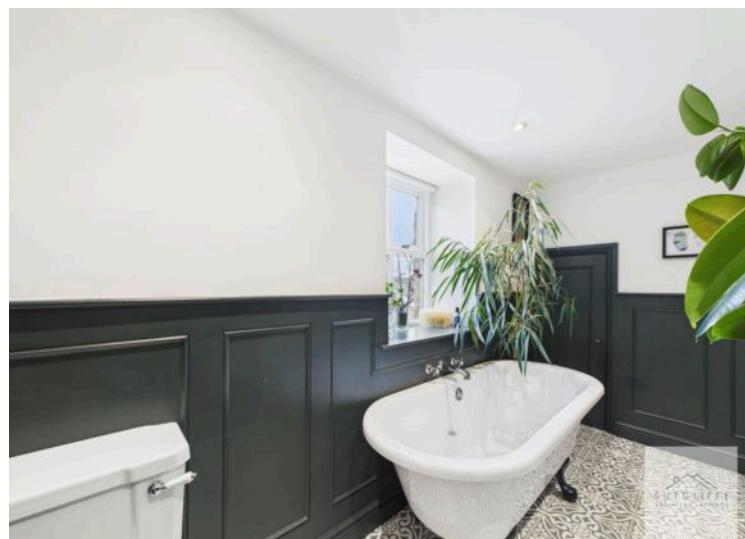
The property benefits from driveway parking at the front, easily accommodating two vehicles and providing convenient, off-road access for residents and visitors.

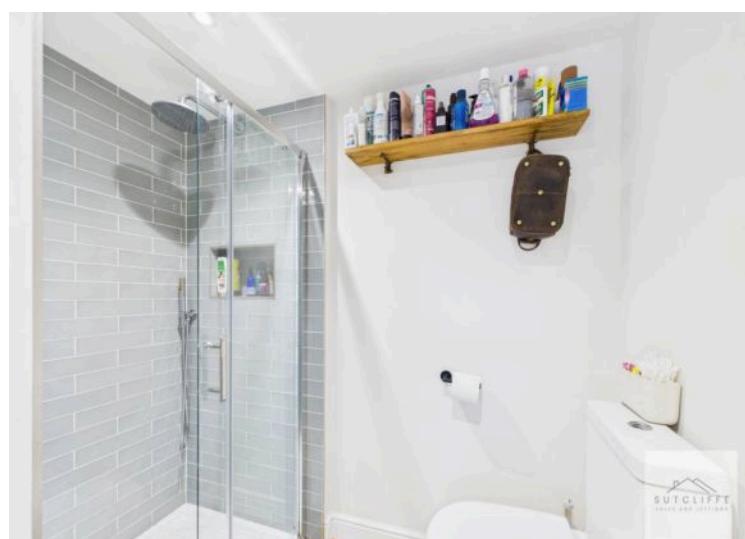
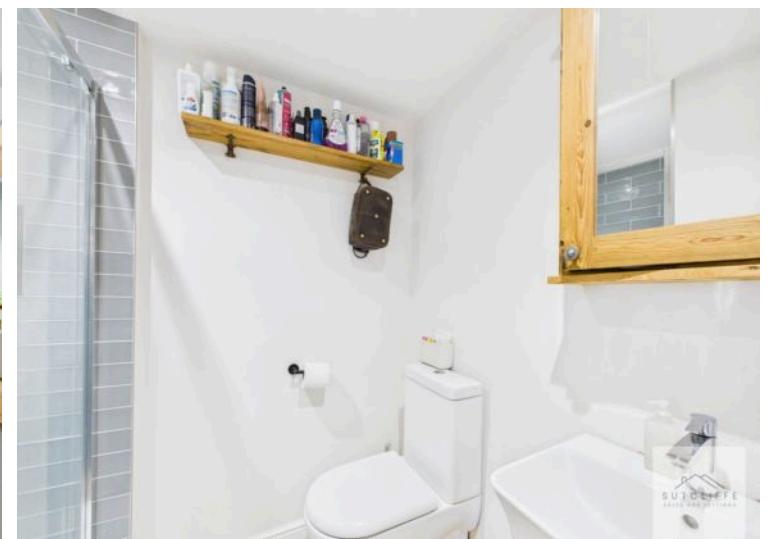
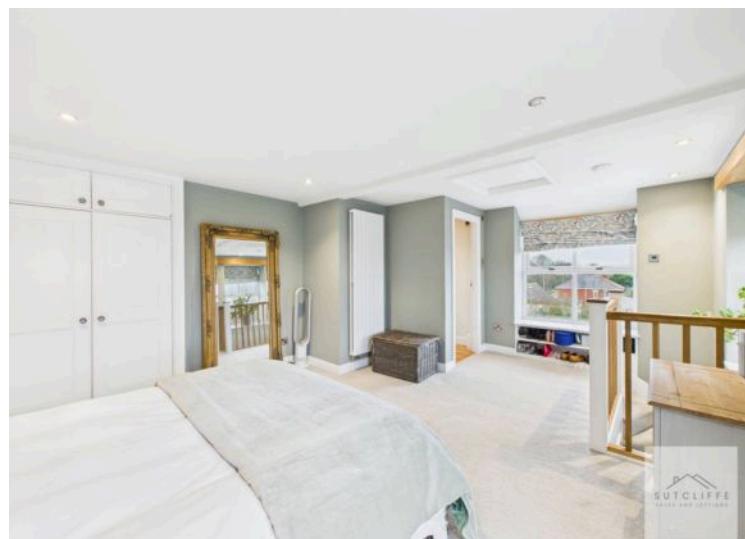




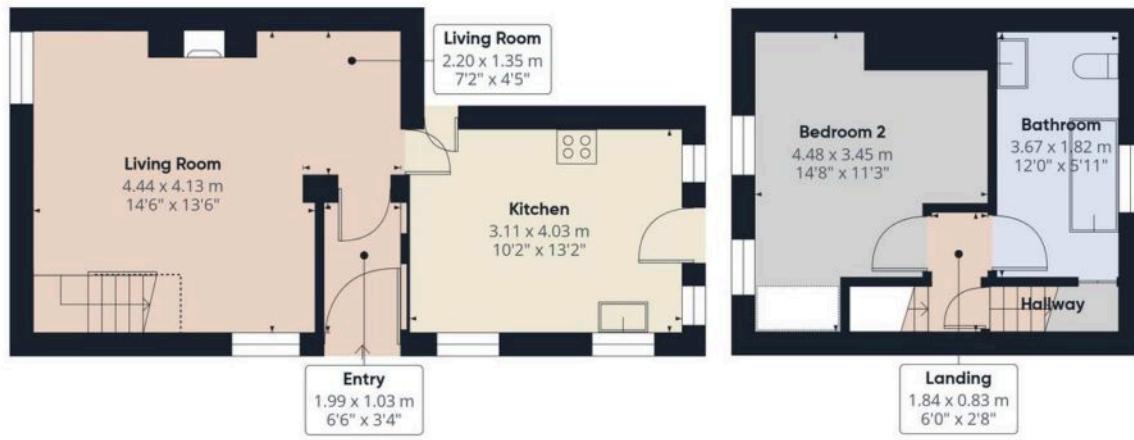












First Floor Building 1


 Approximate total area<sup>(1)</sup>

 91.4 m<sup>2</sup>

 983 ft<sup>2</sup>

Reduced headroom

 0.9 m<sup>2</sup>

 10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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