



17 The Piazza

Standen Park | Lancaster | LA1 3FJ

MATTHEWS
BENJAMIN



17 THE PIAZZA

STANDEN PARK

One of the larger townhouses in the stunning Piazza development within the impressive and architecturally interesting Standen Country Park, a private residential estate offering a complementary mix of converted Grade II Listed Georgian buildings, recently built townhouses, detached houses and apartments, in all there are 119 dwellings. Weaving in between the properties on the estate there are professionally landscaped and well maintained open spaces, now over 20 years old the planting is well established and there for all residents to enjoy. There's nothing else like this at all in Lancaster, it's a complete one off and has created a beautiful and sought after place to live.

To set the scene, the main house was designed by architect Thomas Standen and completed in 1816, the elegant Palladian architecture of Standen Park House forms the impressive centrepiece to this private estate and was converted in 1998 by Gleeson Homes who went on to add newly built properties and in 2000 win a Lancaster Design Award. No.17 was built in 1999 and is one of six imposing three storey townhouse style properties at the head of the impressive and aesthetically pleasing Piazza. In this advantageous position it enjoys views down the length of this unique architectural feature with its avenue of hornbeam trees, bandstand, central water feature and feel-good paved open space. Interested? Read more on the estate's dedicated website standencountrypark.co.uk

The orientation of No.17 is almost directly north south so it's a lovely sunny spot both in the house and the garden. The Piazza itself is somewhat of a sun trap and perfect if you fancy a change of scene and walking out to one of the benches with your coffee and the paper.







The terrace of six townhouses is punctuated by a substantial archway featuring a carved stone bearing the inscription MCMXCIX. No.17 is an end terrace and provides a wide and welcoming entrance hall, a roomy understairs cupboard, cloakroom (with loo and wash basin) and double glass panel doors opening through to the modern well-presented living kitchen. A super, sociable space, this contemporary living area provides space to cook, eat and relax with a door leading out to the garden. The kitchen has been refitted with a range of stylish units having matt black cabinet doors and Mirostone resin worktops. Attention to detail has been achieved with the use of copper coloured handles, tap and splashbacks; the owners have carried this forward with their choice of accessories. NEFF integral appliances comprise an induction hob, extractor fan, touchscreen steam and fan ovens (the latter having a slide and hide door) and microwave. There are also integral dishwasher and washing machine. Also on the ground floor is a home office with fitted desk and bookcases; with a Piazza view it's a lovely place to work, especially in summer when the window is open and there's the sound of running water from the fountain. On the first floor is a single bedroom, a tall window with Juliette balcony overlooks the Piazza and a luxuriously spacious principal bedroom. Originally intended as the sitting room the owners chose to repurpose the room with its gently curved outside wall and three elegant Juliette balconies. The house bathroom is on the first floor with a three piece suite. Rising to the second floor and there are three double bedrooms, two of which have built in wardrobes. Bedroom 2 was originally intended as the main bedroom and has a door to the three piece shower room, also accessible off the landing.



Windows are wooden framed double glazed, there are telephone points in the office and living kitchen and TV aerial points in the living kitchen, principal bedroom and bedrooms 2 and 3.

The front garden is walled, open plan between the three houses each with a gate and path to their respective front doors. The rear garden is enclosed and provides a lovely private place to sit with lawn and paving, two raised vegetable beds, outside tap and lighting and finally, a gate through to the parking area. There is a single garage being the middle unit in a row of five. Internally are power and light. There is space to park one or two cars lengthways in front. Directly to the rear of the house are five unallocated parking spaces for the use of the adjacent three properties, these are available on a first come, first served basis. There is additional on street parking.

There's no upward chain with this transaction as the vendors have already secured their next move.

LOCATION

Standen Country Park benefits from an advantageous location situated on the leafy outskirts of the thriving city of Lancaster and bordering a Conservation Area and Lancaster's most recognisable heritage landmark, the Ashton Memorial in historic Williamson Park (there's a private pedestrian short cut for residents).

Offering the best of both worlds and providing an attractive balance to life, all that the busy and bustling city of Lancaster has to offer is within walking distance and yet returning home there is a sense of peace and tranquility that pervades this luxury development. There's also a handy Co-op supermarket within walking distance should you need to pop out for any emergency supplies.

Lancaster has much to offer all generations with an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, a comprehensive offering of professional services, excellent schooling (the Royal Lancaster Grammar Schools and Ripley St Thomas CoE Academy), two universities (Lancaster and Cumbria) and good healthcare with both private and NHS hospitals.

Lancaster is blessed by having easy access to some stunning open countryside with the Trough of Bowland AONB and Lake District National Park being readily accessible; indeed a 30 mile drive will take you to Windermere in the heart of the Lakes. If you prefer a coastal walk, then the fabulous promenade at Morecambe and countryside of the Silverdale and Arnsdale AONB are perfect for day trips.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at either J34 (4 miles) or J33 (6 miles) depending on the direction of travel and there is a train station (1.8 miles distant) on the main West Coast line. London and Edinburgh can easily be reached within 2.5 hours by train, while Manchester is reached in under an hour, bringing travel for work and pleasure in easy reach. If you prefer to drive, then Manchester is 56 miles distant with the airports of Manchester and Liverpool being 62 and 69 miles away 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

www.what3words.com concluded.spells.tricycle

Use the postcode **LA1 3FJ** on Sat Nav with reference to the directions below:

From Lancaster city centre, head towards Dalton Square and follow the left hand lane round to the left and continue up the hill passing the Cathedral on the right. Follow the road for approximately one mile and upon reaching the mini roundabout turn right into Standen Park. Proceed straight ahead past the main house and along the length of the Piazza which will be on your left. At the head, bear round to the left and after the row of garages turn in to the parking bay, or park on the street. Walking through the mighty central arch, bear left and No.17 is at the end of the terrace.

SERVICES

Mains electricity, gas, water (metered) and drainage. Gas fired central heating to radiators from a combined Worcester boiler and hot water store located on the first floor landing. Radiators are fitted with thermostatic valves, individually controllable via the Drayton Wiser Home app.

BROADBAND

Fibre optic supply to the router. Potential Superfast speed of 79 Mbps download and for uploading 20 Mbps. Potential Ultrafast of 9000 Mbps for both downloads and uploads.

TENURE

Freehold

To ensure the high aesthetic appearance and standards on the estate, the freehold is subject to a covenant covering obligations for both the management company in respect of the communal open areas and the individual freeholders. For this, there is an annual charge payable, in 2023/24 this is

£750 which covers the common costs and roads/woodland, fountain maintenance, ground maintenance and management fees.

Please note that parking is restricted to private vehicles.

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings, integral kitchen appliances as described and bookcases in the office and bedroom 2. Wall mounted media storage unit in the living kitchen and wardrobes in bedrooms 1 and 3 are available by further negotiation.

LOCAL AUTHORITY CHARGES

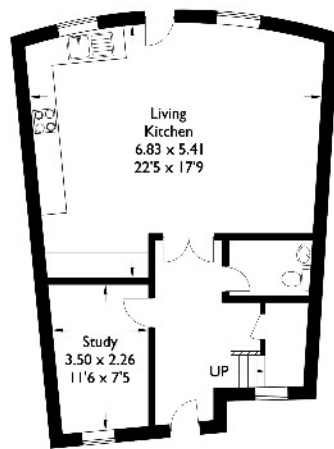
Lancaster City Council – Council Tax band E

GUIDE PRICE

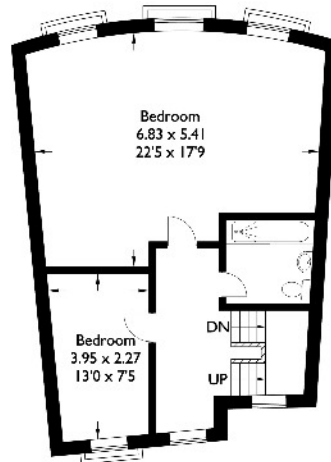
£385,000

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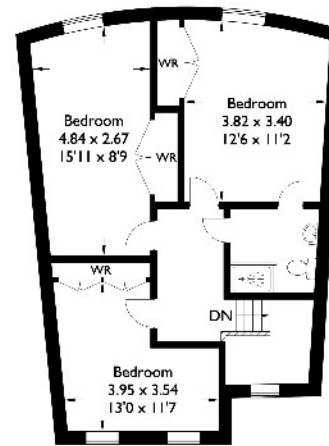
Approximate Gross Internal Area : 169.93 sq m / 1829.11 sq ft
 Garage : 14.07 sq m / 151.44 sq ft
 Total : 184.00 sq m / 1980.56 sq ft



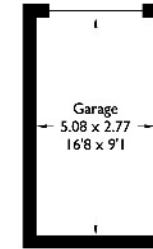
Ground Floor



First Floor



Second Floor



Garage

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.



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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