



Stone Cottage

Lancaster Road | Caton | LA2 9HX

MATTHEWS
BENJAMIN



STONE COTTAGE

CATON

Stone Cottage is one of three individually designed detached houses built in 1999 and set in a small private enclave on the edge of the popular and well served Lune Valley village of Caton. Set back off the road behind a hedged garden, the cul-de-sac position of this attractive stone faced property enjoys a good degree of privacy, some lovely views across to the open field opposite and a wonderfully accessible location being within walking distance of all Caton has to offer, a short drive into Lancaster or to the motorway for travels further afield.

Ready to move into (and with no upward chain in the sale either) the accommodation is well maintained, attractively presented and has stylish kitchen, utility room, bathroom and shower room fittings. Also worthy of note is that many of the rooms are dual aspect and so it's a lovely light house. A generous covered porch opens to the impressive double height entrance hall where staircase with oak handrail leads up to a gallery landing and a tall feature window lets the morning light flood this central space. Following through with the use of oak, all internal doors are contemporary oak with chrome handles.

Stone Cottage has two reception rooms, a generously proportioned sitting room with a stone-built fire surround having a flagged hearth in which is set an electric fire. The dining room is off the kitchen, has a laminate floor and sliding doors out to the rear garden providing a good flow in warmer months. The kitchen itself is fitted with a contemporary range of cream high gloss cabinets with pewter effect handles and finished with a wood-block look worktop, cream beveled metro tiles, a ceramic sink unit and chrome sockets and switches. There's plenty of storage and a breakfast bar with space for two stools. Integral appliances are neatly hidden away and offer a fridge, freezer, dishwasher as well as a gas hob and an electric oven (all appliances are Lamona). Supporting the kitchen and both with a tiled floor running throughout, is the adjacent utility room with matching fittings, a wash basin and door out to the back garden. Stone Cottage offers four double bedrooms, one of which is on the ground floor, perfect if you want a slightly separately guest bedroom or have the option yourself of single level living, now or in the future. The ground floor bedroom has the benefit of an ensuite shower room with a three-piece suite of shower with both rainfall and second handheld heads, a wash basin and loo. There's good storage with two mirror door cabinets, a vanity light, tiled walls and non-slip tiled floor.



The balance of accommodation is to be found on the first floor, the airy and double height stairwell leading the way to the landing off which is a tall shelved storage cupboard with radiator for airing. The principal bedroom has a lovely open view to the field opposite and a dressing room with excellent open fronted storage shelves and rails. There are two further double bedrooms and a smartly appointed family bathroom with travertine tiling to walls and floor with mosaic detailing. The suite offers a bath with shower attachment over, vanity unit and loo. For storage is a medicine cabinet and for warmed towels, a chrome heated towel rail.

Outside, the generous gardens have been designed to provide space and privacy, but with easier upkeep. To the roadside is a large level south facing lawn, perfect for children's games, to the front the easterly garden has been landscaped and features a pair of striking semicircular raised beds with a central stone bird bath, a raised pond with water feature and astroturf to reduce time spent mowing. Attracting the morning sun, this makes a lovely place to sit with a coffee. The courtyard to the rear is enclosed, paved and very private. Sheltered to all sides, it is west facing and makes a delightful place to sit or eat outside in the warmer months, there's room for an assortment of outdoor furniture. The detached double garage has a pair of electric up and over doors, power and light. Fitted with a workbench, it makes a super place for hobbies given that there is parking for two in front of the garage itself, as well additional space at the front door to park.





LOCATION

Caton has a good range of local shops and services with a Co-op convenience store, Boots the chemist, vets, hairdressers and a fuel and vehicle repair garage. There is an active local community with a range of classes and events held at the Victoria Institute, all within walking distance. The village also offers great access onto the Lune Millennium Park, a (largely level) route to walk, run or cycle right into the heart of Lancaster or through to Morecambe.

If you looking to get a bite to eat or drink, then there are two pubs and a café. A third pub is within walking distance in Brookhouse. There is a primary school in the village with children of secondary school age travelling into Lancaster where there are excellent grammar schools available.

Caton offers all the advantages of a village lifestyle alongside great accessibility by being only 2.4 miles from the M6 (J34). For those seeking the convenience of being able to pop into Lancaster for shopping and social events or the daily requirements of work or schooling, then the city centre is 4.7 miles distant. Lancaster is well connected and has a station on the main West Coast railway line as well as a Park and Ride facility just by J34 so it's excellent for lift sharing. Here you'll find the nearest hospitals as well as the universities of both Lancaster and Cumbria. Manchester is 58 miles away and for jetting off, Manchester airport is 64 miles distant.

The Lune Valley itself offers a great lifestyle with some fabulous country pubs and easy access to stunning open countryside, not only the valley itself with its undulating hills and footpath along the meandering River Lune, but the neighbouring Forest of Bowland AONB, the Yorkshire Dales National Park and the nearby Lake District National Park, are all wonderfully convenient for days out. Just under 13 miles away is the Cumbrian market town of Kirkby Lonsdale which is popular as a destination for a day out with a great range of independent shops and some lovely cafes, pubs and restaurants.

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 pose.user.bibs

Use the postcode LA2 9HX on Sat Nav with reference to the directions below:

Approaching from Lancaster and the M6, pass the Caton village sign and as you see the speed camera, prepare to turn left immediately after passing the camera itself. Stone Cottage is first on the left. You can park by the front door or in front of the double garage.

SERVICES

Mains electricity, gas and water. Drainage to a private septic tank located in the front garden. Gas fired central heating from an Ideal boiler in the utility room to radiators. Security alarm.

BROADBAND

Superfast speed available of 73 Mbps download and for uploading 17 Mbps.

A neighbouring property is connected to B4RN (Broadband for the Rural North) www.B4RN.org.uk which offers full fibre broadband. All B4RN customers receive gigabit (1,000Mbps) speed. Prospective purchasers are advised to contact B4RN and make their own enquiries regarding connection.

TENURE

Freehold

Please note, the drive is owned by Stone Cottage subject to rights of way and maintenance obligations in respect of the neighbouring two properties.

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings, integral kitchen appliances as well as the freestanding washing machine, tumble drier and large double fronted fridge freezer in the utility room are all included in the sale.

LOCAL AUTHORITY CHARGES

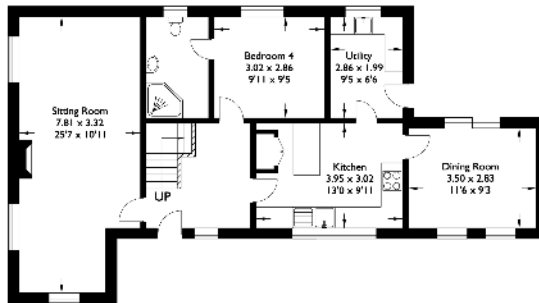
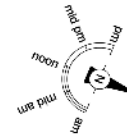
Lancaster City – Council Tax band F

GUIDE PRICE

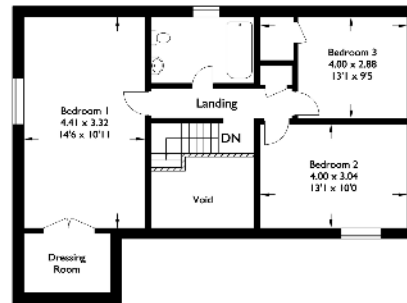
£450,000

Stone Cottage

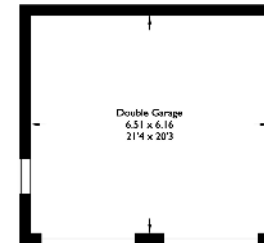
Approximate Gross Internal Area : 134.77 sq m / 1450.65 sq ft
 Garage : 40.10 sq m / 431.63 sq ft
 Total : 174.87 sq m / 1882.28 sq ft



Ground Floor



First Floor



Score	Energy rating	Current	Potential
12+	A		
11-91	B		81 B
19-80	C	71 C	
15-68	D		
19-54	E		
11-38	F		
1-20	G		

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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