

## 56 Blades Street, Lancaster, LA1 1TS



**£350,000**

**Elegant Four-Bedroom Period Family Home with Converted Cellar**

Discover the timeless elegance and expansive living space of this stunning four-bedroom period family home. Set over four floors, this property masterfully combines classic architectural elements with modern conveniences, making it an ideal residence for families or those who appreciate the charm of period features.

**Key Features:**

- Four Spacious Bedrooms:** Ample space for family, guests, or home office use.
- Converted Cellar:** Fully transformed into a self-contained living space featuring a bedroom, lounge, and shower room, perfect for guests or as a teenager's retreat.
- Period Features:** Throughout the home, enjoy beautifully preserved details that echo its rich history.

**Property Description:**  
Upon entering this majestic home, you are greeted by original period features that immediately convey a sense of history and craftsmanship. The ground floor hosts main living areas, including a lounge and a kitchen/diner equipped with a charming multi-fuel stove. The kitchen is designed not only for cooking but also as a central gathering space for the family.

The first and second floors house the majority of the bedrooms, each boasting ample natural light and generous proportions. The top-floor bedroom and lounge could also serve as secluded workspaces or hobby rooms.

**Garden:** A serene garden space

provides a private oasis to relax and entertain outdoors.

**Location:** Situated in a desirable neighbourhood known for its family-friendly atmosphere and excellent local amenities. Walking distance to schools, parks, and boutique shops.

**Ideal For:**  
Families looking for a spacious home with character and modern functionality.  
Those needing an in-law suite or separate living quarters for extended family.  
Buyers who value period details and the unique charm of a historically significant property.  
**Experience the Unique Charm:**  
This home is a rare find, offering both the grandeur of yesteryear and the comforts of modern living.

**Entrance Vestibule**

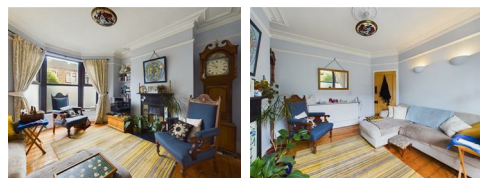
Original tiled floor, door to the hallway.

**Hallway**



Stairs to the first floor, original coving, wood floor, radiator.

**Lounge**



Double-glazed bay window to the front, cast Iron Victorian fireplace

with inset coal effect gas fire set on a tiled hearth, wood floor, radiator.

**Kitchen/Diner**



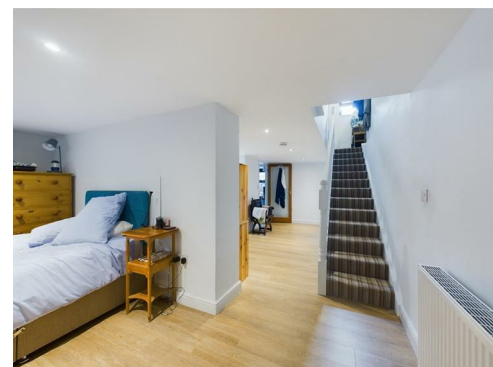
Double-glazed bay window to the rear and door to the yard, range of matching wall and base units, four-ring gas hob and extractor hood, electric oven and grill, door to the converted cellar, plumbing for washing machine, space for fridge/freezer, stainless steel sink, radiator, hard-wearing vinyl floor, stone fireplace with inset multi-fuel stove set on a flagged hearth and original built-in pine storage cupboards.

**Converted Lower Basement**



Purpose-built descending low rise and wide tread steps to facilitate people with limited ability.

**Lounge/Office**



Spacious area currently used as an office but would also make an excellent lounge area, Karndean floor, radiator, double glazed door to the rear.

### Bedroom Five

Double-glazed window to the front, built-in storage cupboard, Karndean floor, radiator, cupboard housing gas & electric meters,

### En-Suite Shower Room



Double-glazed window to the rear, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, shaver point, electric wall heater, cupboard housing Ideal combi boiler, extractor fan, Karndean floor, W.C.

### First Floor Landing



Stairs to the second floor.

### Bedroom One



Double-glazed windows to the front, wood floor, cast Iron Victorian fireplace, radiator, picture rail.

### Bedroom Two



Double glazed window to the rear, wood floor, radiator.

### Shower Room



Double-glazed frosted window to the rear, double shower cubicle with Triton electric shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

### Second Floor Landing

Double glazed velux window, large recess storage area.

### Bedroom Three/Lounge



This versatile room currently serves as an additional living area but was originally designed as a bedroom. With the simple reinstallation of a stud wall, it can effortlessly be converted back into a bedroom, offering flexibility to meet your

changing needs. Double-glazed window to the rear, radiator, wood floor.

### Bedroom Four



Double glazed velux window, wood floor, radiator.

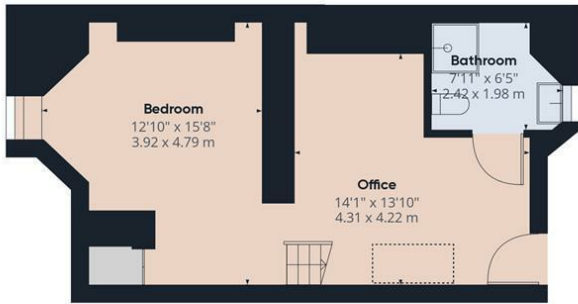
### Rear Yard

Fully enclosed walled rear yard, coal store, patio area, various trees, original outdoor W.C. which is functioning, stairs down to the cellar, raised flower beds and gate to access road.

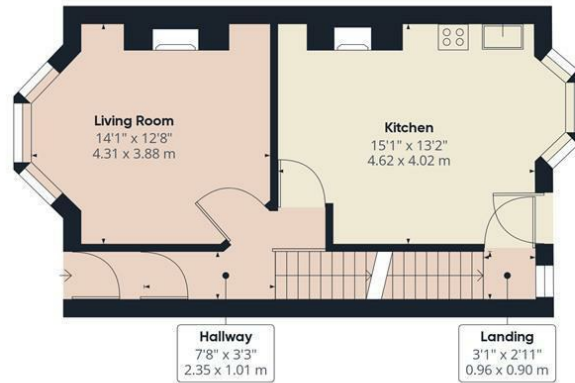
### Useful Information

Tenure Freehold  
Council Tax Band (C ) £2007.16  
No Onward Chain  
Converted cellar rooms with full planning Regs

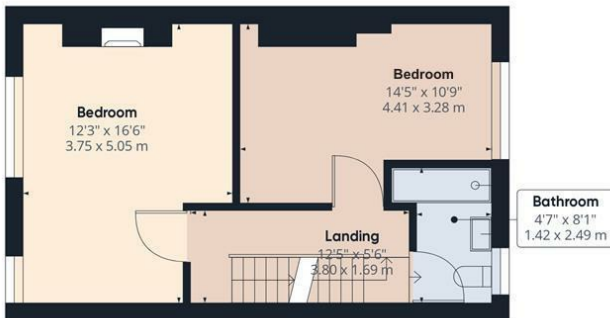
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-95) <b>A</b>			(82-91) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(59-80) <b>C</b>		
(55-68) <b>D</b>			(52-58) <b>D</b>		
(39-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>®</sup>**

1647.38 ft<sup>2</sup>  
153.05 m<sup>2</sup>

**Reduced headroom**

89.14 ft<sup>2</sup>  
8.28 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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