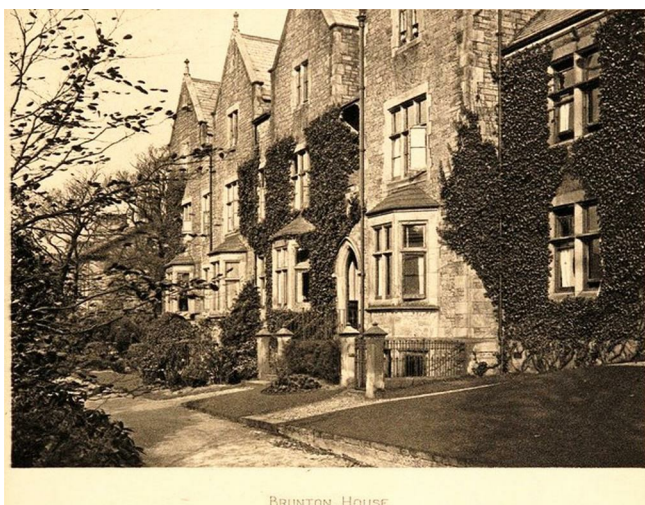


1, Brunton House Scotforth Road, Lancaster, LA1 4TU



£145,000

A charming one-bedroom ground-floor apartment situated within the historic Brunton House, brimming with delightful period features and boasting an exceptionally spacious bedroom.

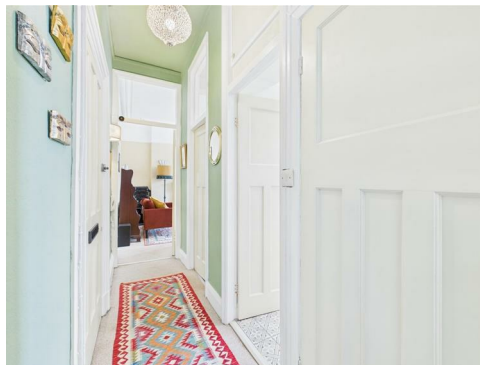
The property offers breathtaking panoramic views stretching across the Lake District mountains, picturesque Morecambe Bay, and the stunning surrounding countryside. An exceptional home full of character, history, and natural beauty.

Quietly tucked away within one of Lancaster's distinguished historic buildings, this distinctive property effortlessly blends heritage charm with contemporary living. Ideal for first-time buyers, those looking to downsize, or as a rewarding holiday let opportunity, it's a remarkable chance to own part of Lancaster's rich history.

The city of Lancaster is just moments away, boasting superb educational facilities—including the highly-regarded Lancaster Girls' and Boys' Grammar schools—as well as an enticing mix of high street shops, outstanding restaurants, and a bustling local market. Additionally, the beautiful Williamson Park is within easy walking distance, perfect for leisurely strolls and enjoying green spaces.

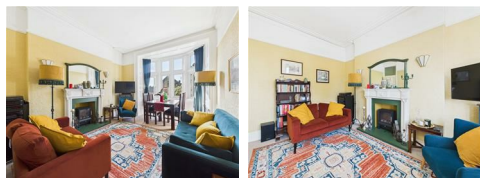
The property is one of 12 flats in Brunton House, a converted Victorian building which was built in 1852 as a residence for the Dalton family of Lancaster. The house was designed by famous architect Joseph Hansom, who also created the Hansom Cab which proliferated London's streets in Victorian times and many churches, including St Walburg's in Preston.

Entrance Hallway



Linen cupboard housing the water cylinder, electric radiator, carpeted floor, consumer unit and intercom.

Lounge/Diner



Double-glazed bay window to the front, wooden shutters, feature fireplace with inset electric stove, carpeted floor, electric radiator.

Kitchen



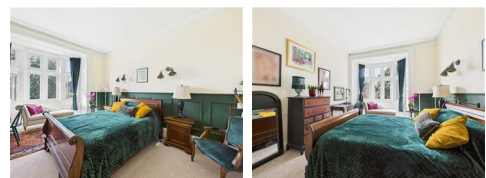
Double-glazed window to the front, range of matching wall and base cabinets, four plates ceramic hob and extractor hood, electric oven, stainless steel sink, plumbing for washing machine, electric radiator, vinyl floor.

Bathroom



Double-glazed frosted window to the front, bath with Triton electric shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

Bedroom



Double-glazed bay window to the front with wooden shutters, carpeted floor, wood panelling and electric radiator.

Outside

Residents also enjoy access to communal parking facilities and attractive, well-kept lawned gardens.

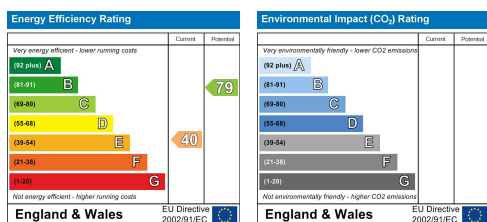
Useful Information

Tenure Leasehold
999 Years
Start May 1997
End Date May 2976
951 Years Remaining
Service Charge £100.00 Per Month
Ground Rent £10.00 Per Annum
Council Tax Band (A) £1,578.14
No Onward Chain
Electric heating, but there is gas at the property, but not currently connected

History of Brunton House

The house has a rich history and was also the home of engineer and architect Edmund Sharpe who designed St Paul's Church in Scotforth and was known as Lancaster's Renaissance Man for his work in improving sanitation and clean water supplies in the city. In 1885, it was bought for £3,600 by The Royal Albert Institution to care for wealthy patients. At the time its grounds stretched beyond Sharpe's Hill, now Newsham Road, and included croquet and tennis lawns.

In 1937, it was sold to a builder who separated the grounds for development and sold the building to a local architect who converted it into flats. The building still retains many of its original structural features including bay windows, an impressive staircase and the coat of arms of the Dalton family above the main door.



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