

## 10, Brunton House Scotforth Road, Lancaster, LA1 4TU



**£180,000**



A hidden gem that feels like a house from the moment you step through its private entrance—no communal hallways here! This beautifully presented, single-level apartment is bursting with period features and charm, offering two lovely bedrooms, a spacious and stylish kitchen-diner perfect for entertaining, a delightful lounge filled with natural light, an elegant bathroom, and even a useful storeroom.

Outside, you'll discover two sunny patio areas ideal for relaxing with a morning coffee or enjoying sunsets, alongside attractive lawned gardens and convenient off-road parking.

Nestled peacefully within one of Lancaster's historic buildings, this quirky property combines a unique slice of history with modern comforts. This an exceptional find, perfect for first-time buyers, downsizers, or anyone seeking an exciting holiday let investment.

Lancaster city is within easy reach offering an excellent choice of schooling for all ages with both the Lancaster Girls' and Boys' Grammar with a great choice of high street shops, fabulous restaurants and a local market. Williamson Park is also within walking distance.

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.

## Porch

Tiled floor, cupboard housing the gas meter, door to the hallway.

## Entrance Hallway



Tiled floor, radiators, walk-in storage cupboard housing the combi boiler.

## Lounge



Double-glazed bay window to the front, wood surround fireplace with inset electric stove, built-in storage cupboard housing the consumer unit, wood effect laminate floor, radiator.

## Kitchen/Diner



Double-glazed windows to the rear, a range of crafted cabinets finished in a high gloss white, four plates ceramic hob and extractor hood, electric oven, plumbing for washing machine, integrated dishwasher, stainless-steel sink, tiled floor, radiator, door to the rear.

## Store Room

Vinyl floor, extractor fan, built-in shelving.

## Bedroom One



Double glazed window to the front, wood effect laminate floor, radiator.

## Bedroom Two



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

## Bathroom



Bath with thermostatic shower, traditional English ceramic wash hand basin, extractor fan, radiator, tiled floor, W.C.

## Outside

There are charming patio areas on both sides at the front, thoughtfully furnished with seating areas including a table, chairs, and a bench—perfect for relaxing outdoors. The property also benefits from communal parking and beautifully maintained lawned gardens.

## Useful Information

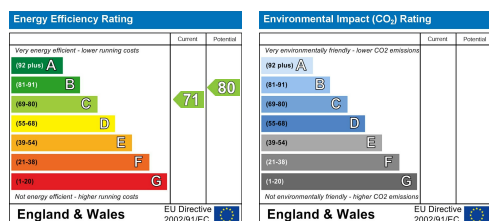
Tenure Leasehold  
999 Years  
Start May 1997  
End Date May 2976  
951 Years Remaining  
Service Charge £100.00 Per Month  
Ground Rent £10.00 Per Annum  
Council Tax Band ( B ) £1,841.18  
No Onward Chain  
New consumer unit  
Gas & Electrical certificates

available  
Gas boiler 1-year-old  
Hive controlled heating

## 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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