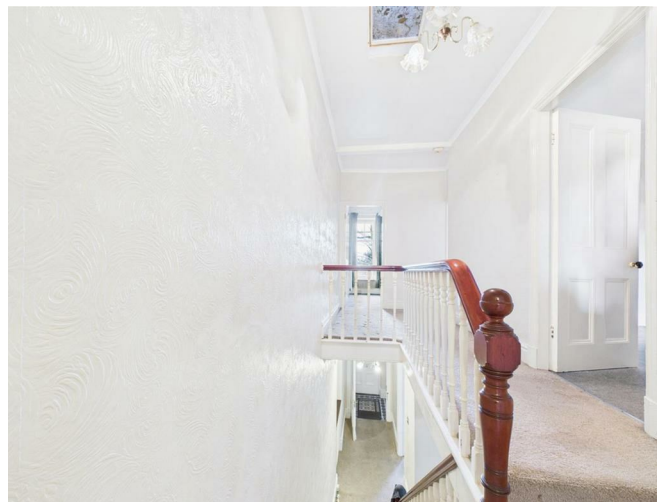


## 8 The Grove, Lancaster, LA1 3AL



**£400,000**

Set along a private, tree-lined road and just a short walk from Lancaster city centre, this imposing Victorian residence offers a wonderful opportunity to create a truly special family home.

Brimming with original period features, high ceilings and an impressive entrance hallway, the property has a timeless charm and a sense of grandeur. Loved by the same family for over fifty years, it's ready for its next chapter. With some modernisation, this character-filled home could be beautifully restored to its former glory, and with properties on this private road rarely coming to market, it's a chance not to be missed.

Step inside and you're welcomed by a lovely vestibule with original tiled flooring, leading into a spacious hallway. The lounge features a stunning bay window that fills the room with natural light, while the dining room enjoys peaceful views over the garden. A third reception room, previously used as a breakfast room, offers further flexibility and flows into the functional kitchen with access to the garden. There are also steps down to a cellar with good head height, offering excellent potential for conversion (subject to any necessary planning).

The impressive first-floor landing leads to four generous bedrooms and a family bathroom. Outside, the charming walled cottage-style garden is filled with established trees and planting, creating a private and tranquil outdoor space.

Offered with no onward chain, this rare opportunity to purchase on such a sought-after private road is not to be missed, especially given its character, potential, and enviable proximity to the city centre.

## Entrance Vestibule

Original tiled floor, door to the hallway.

## Hallway



Stairs to the first floor, carpeted floor, radiator.

## Lounge



Single-glazed bay window to the front, fireplace with inset coal-effect gas fire, picture rail, carpeted floor, radiator.

## Dining Room



Single-glazed doors to the rear, fireplace, picture rail, carpeted floor, radiator.

## Breakfast Room



Single-glazed window to the side, cupboard housing the Vaillant combi boiler, carpeted floor, radiator, door to the cellar.

## Kitchen

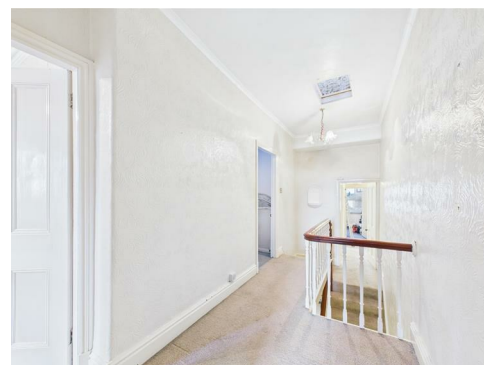


Single-glazed window to the side and door to the garden. Range of wall and base units, electric hob and oven, extractor hood, stainless steel sink, space for fridge/freezer, radiator, tiled floor.

## Cellar

Window to front, gas & electric meters, power and light.

## First Floor



Access to the loft, carpeted floor.

## Bedroom One



Single-glazed bay window to the front, carpeted floor, radiator.

## Bedroom Two



Single-glazed window to the rear, carpeted floor, radiator.

## Bedroom Three



Single-glazed window to the rear, carpeted floor, radiator.

## Bedroom Four

Single-glazed window to the front, carpeted floor, radiator.

## Family Bathroom



Single-glazed frosted windows to the front and side, panelled bath, wash hand basin, tiled floor, radiator.

## W.C.

W.C.

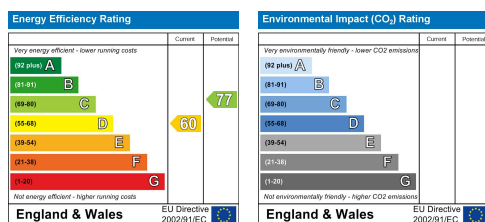
## Outside

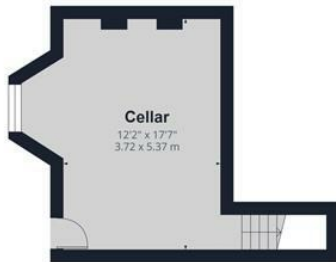


Small garden to the front, bordered by shrubs. Walled garden to the rear with established trees, flowers and shrubs, raised flower beds, water tap, patio area and gate to access road.

## Useful Information

Tenure Freehold  
Council Tax Band (D) £2,408  
No Onward Chain





Floor -1



Ground Floor



Floor 1