





## Far Carus Halton Road, Halton, Lancashire, LA2 6BL

Forming part of the historical and charismatic Grade II listed manor house Carus Lodge and situated in substantial grounds, is this stunning three bedroom attached home with outbuildings. Boasting high quality finishes throughout, this unique opportunity offers the perfect blend of period features and contemporary fixtures, whilst lying in an idyllic semi-rural setting that includes a mature orchard, a large vegetable plot, a greenhouse and considerable gardens. Described as a 'Picturesque Villa' dating back to the late 1830's, this exciting addition to the market will appeal to a wide range of purchasers looking to enjoy the desirable secluded location, whilst also benefiting from being within moments of the popular city of Lancaster and its array of amenities. These include a multitude of high street shops, restaurants, bars and supermarkets that are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies within a matter of minutes, providing access South to Preston & Manchester, and North to Cumbria and the Lake District. The internal layout of Far Carus was developed in 2002 and briefly comprises on the ground floor an entrance hall, a spacious drawing room complete with feature fireplace and log burning stove, a beautiful modern fitted bespoke kitchen / diner with integral appliances and log burner, a study and a handy WC. Occupying the first floor is the grand master bedroom with vaulted ceiling and an impressive four piece ensuite bathroom, two further good sized double bedrooms and an immaculate four piece bathroom suite. Exiting the kitchen is an enclosed walled courtyard which leads to the stone built workshop/garage and office, and another enclosed gravelled patio with steps to a croquet lawn and heated summer house with electric power.



## Ground Floor

### Entrance Hall

**2.96 x 1.46**

Karndean flooring, exposed stone work.

### Drawing Room

**15'6" x 17'1" (4.72m x 5.21m)**

Feature fire place with log burning stove, decorative coving, turning windows leading opening out to lawn, dual aspect double glazed windows to side & rear aspects, radiators.

### Study

**9'9" x 9'6" (2.97m x 2.90m)**

Versatile room and is currently used as a study. Double glazed window to rear aspect, radiator and ceiling light.

### Kitchen / Diner

**19'7" x 25'9" ( max measurements ) (5.97m x 7.85m ( max measurements ))**

L Shaped Room. Modern fitted bespoke kitchen with a range of base mounted units, Smeg cooker with four ring gas hob and fan oven, integral dishwasher, washing machine, sink and drainer unit. Space for large fridge & freezer, large log burner, patio doors leading out to rear courtyard, wall mounted radiators and ceiling lights.

### WC

**2'9" x 3'6" (0.84m x 1.07m)**

Low flush wc, wash hand basin, ceiling light.

## First Floor

### Master Bedroom

**16'11" x 15'1" (5.16m x 4.60m)**

Large double bedroom. Vaulted ceiling, built in storage cupboards, double glazed windows to front and rear aspects, radiators and ceiling light.

### Ensuite

**10'2" x 9'4" (3.10m x 2.84m)**

Four piece suite. Large shower cubicle with dual shower heads, luxury single moulded bath, vanity unit with wash hand basin and low flush wc. Towel radiator, built in storage cupboard, double glazed window to side aspect, Velux window, ceiling lights.

### Bedroom Two

**17'8" x 10'7" (5.38m x 3.23m)**

Double bedroom with triple aspect windows overlooking the gardens, radiator and ceiling light.

### Bedroom Three

**9'4" x 11'2" (2.84m x 3.40m)**

Double bedroom. Double glazed window to rear aspect, radiator and ceiling light.

### Bathroom

**5'8" x 12'10" (1.73m x 3.91m)**

Four piece suite. Large shower cubicle with dual shower heads, luxury single moulded bath, vanity unit with wash hand basin and low flush wc. Towel radiator, Velux window, ceiling lights.

### External

Mature gardens with long standing trees and shrubbery, expansive lawn with gravel driveway that leads round to the workshop / garage. Large orchard area with a mix of mature fruit trees and hedge border. Generous vegetable planting area with a greenhouse and potting / tool shed.

### Outside Office / Studio

**5'8" x 13'9" (1.73m x 4.19m)**

Double glazed window over looking the walled courtyard, power, water supply, ceiling light.

### Garage / Workshop

**13'9" x 18'0" (4.19m x 5.49m)**

Detached garage with double doors opening up to the gravel driveway, plus side access. Velux window, power, water supply, radiator and lighting.

### Summer House

Built in log burner, double doors opening out to garden areas, power, lighting and windows to rear and front aspects.

### Council Tax

Band E













Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Most energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		61	Most environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
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