



2B Escowbeck House Crook O Lune, Lancaster, LA2 9HS

Boasting unrivalled views overlooking the Crook of Lune and surrounding countryside, is this substantial four / five bedroom period property, forming part of the stunning conversion of Escowbeck Manor House. Dating back to 1842, the exciting property presents a rare opportunity for a purchaser to make their own mark and create a spectacular family home. Occupying a generously sized plot (approximately a 1/3 of an acre), the appealing property offers delightful grounds with a variety of gardens, woodland, small quarry and courtyards, along side the impressive views that extend across towards the Forest of Bowland. Lying just outside of Caton, the property is well supported by local amenities including shops, pubs, a post office and a highly regarded primary school. Junction 34 of the M6 is only a 5 minute drive away and there is quick access into Lancaster city centre with a choice of excellent schooling, hospital, university and main line rail connections. The internal living accommodation comprises on the ground floor of a modern fitted kitchen with a range of appliances included, a handy cloakroom and WC, a dining area, a grand inner hallway giving access down into the cellar, a WC and a spacious lounge with double doors opening out onto the rear garden. To the first floor are two excellent sized double bedrooms both with en suites. On the second floor you have a versatile landing space which currently has two single beds in the corner ideal for having young family over, the landing space also gives access to the rooftop via spiral staircase, two double bedrooms and a three piece family bathroom complete the second floor accommodation. Externally, the property comes with a 1/3 of an acre of land which includes a small quarry, a pond, a wooden hill top with lovely views and several lawned areas. To the front of the property is a large shared driveway with off road parking for several vehicles.



Ground Floor

Entrance Hall

With ceiling down lighting, radiator and electricity points.

Kitchen

10'9" by 17'7" (3.3 by 5.38)

Modern fitted kitchen with a range of base and wall mounted units, ESSE range cooker, integral dishwasher, space for fridge freezer, quooker tap, sink and drainer unit. The room also has a window to front aspect, electricity points and ceiling down lighting.

Dining Room

10'1" by 17'7" (3.09 by 5.38)

Versatile space with a feature fireplace with stone hearth, radiator, electricity points and ceiling down lighting.

WC/Utility Area

Handy space with base units, a low flush WC, a sink and drainer unit and ceiling light.

Inner Hallway

13'9" by 11'2" (4.2 by 3.41)

With stairs leading to the first floor, access to the cellar, under stairs storage area, radiator, electricity points and spot lights.

WC

Handy downstairs WC with wall hung wash hand basin, low flush WC and wall lights.

Lounge

17'0" by 15'0" (5.2 by 4.58)

Spacious room with feature fireplace with log burning stove, window to rear aspect plus doors opening out onto the rear garden, radiator, electricity points and ceiling down lighting.

Cellar

17'10" by 26'1" (5.45 by 7.97)

Large cellar with plumbing for a washing machine, space for a dryer, huge amounts of storage space, electricity points and ceiling lights.

First Floor

Landing

7'11" by 17'11" (2.42 by 5.48)

With a feature stained glass window to the ceiling, radiator, electricity points and ceiling light.

Bedroom One

13'6" by 9'10" (4.14 by 3)

Double bedroom with built in wardrobes, window to front aspect, radiator, electricity points and spot lights.

En Suite

5'11" by 6'5" (1.81 by 1.98)

Three piece suite comprising a panel bath with shower over, wall hung wash hand basin and low flush WC. The room also has a towel radiator, extractor fan and spot lights.

Bedroom Two

10'4" by 16'10" (3.17 by 5.15)

Double bedroom with integral wardrobe, built in shelving, window to rear aspect with doors opening onto balcony with spectacular views, radiator, electricity points and spot lights.

En Suite

3'4" by 7'6" (1.02 by 2.3)

Three piece shower room en suite comprising a shower cubicle, pedestal wash hand basin and low flush WC. The room also has ceiling lights, extractor fan and towel radiator.

Second Floor

Open Plan Living Area

15'5" by 38'0" (maximum measurements) (4.71 by 11.6 (maximum measurements))

Versatile space which currently has two single beds in the corner ideal for having family over, velux windows, feature ceiling beams, feature spiral staircase leading to the rooftop, radiators, electricity points and ceiling lights.

Bedroom Three

8'8" by 12'2" (2.65 by 3.71)

Double bedroom with access to storage in the eaves, velux window, window to the front aspect, feature beams, radiator, electricity points and ceiling light.

Bedroom Four

10'9" by 12'11" (3.3 by 3.95)

Double bedroom with access to storage in the eaves, feature fireplace, feature beams, window to rear aspect, radiator and ceiling light.

Bathroom

7'1" by 8'8" (2.16 by 2.66)

Four piece suite comprising a panel bath, shower cubicle,

pedestal wash hand basin and low flush WC. The room also has feature beams, velux window, extractor fan, radiator and ceiling light.

External

To the front of the property is a large shared driveway with off road parking for several vehicles as well as a single garage offering more off road parking or a handy outside storage area. The property comes with approximately 1/3 of an acre of land that includes a small quarry, a pond, a wooden hill top with lovely views and several lawned areas.

Additional Information

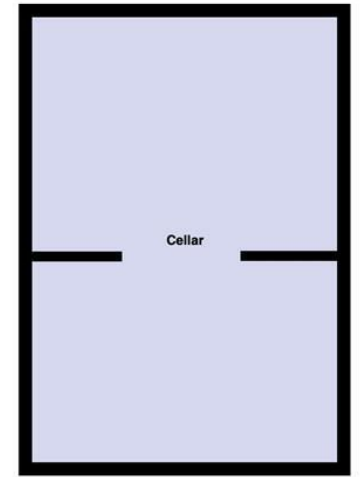
The property has had new windows throughout (done 2 years ago). A new septic tank was fitted last year which passes all the new regulations. The property also has access to the superfast B4RN broadband, an EV charger pod and has 13 solar panels.

Council Tax

Band D







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	65	72
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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