





## 5 Low Mill, Caton, Lancaster, Lancashire, LA2 9HY

Forming part of the desirable Grade II listed development of Low Mill in Caton, is this unique one bedroom house spread across three floors and available with no onward chain. Ready to move in, the characterful property would make the ideal first time buy or property to down size to, benefitting from period features throughout along with additional benefits including stunning communal gardens and an allocated parking space. Internally, the property briefly comprises of a ground floor entrance hall, this then leads up to the first floor and the open plan lounge / kitchen and a three piece bathroom suite, with the large double bedroom occupying the second floor. Low Mill itself is an old Lancashire cotton mill that has been transformed into a thriving residential community set in 7 acres of calming and tranquil surroundings. Lying within a few miles of the M6 and Lancaster, the popular building attracts purchasers looking for a semi-rural lifestyle whilst being within a short distance to a wide range of amenities. The historic city of Lancaster boasts excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants. Locally, Caton village provides necessary amenities including a co-op grocery store, doctors, pharmacy and two popular pubs.



## Ground Floor

### Entrance Hall

**3'4" x 18'0" (1.03 x 5.5)**

Ground floor entrance with a ceiling light and stairs to first floor.

### Lounge Kitchen

**11'3" x 18'11" (3.45 x 5.77)**

Open plan room with a fitted kitchen comprising of a range of base and wall mounted units, four ring electric hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Warm and inviting living area with windows to front and rear aspects, decorative fireplace, ceiling lights.

### Bathroom

**6'5" x 4'8" (1.98 x 1.43)**

Three piece suite comprising of a panel bath with shower over, low flush WC and wash hand basin. Window to rear aspect, heater and ceiling light.

## First Floor

### Bedroom

**16'11" x 10'9" (5.17 x 3.30)**

Large double bedroom with access to plenty of eaves storage and built in storage cupboard, window to front aspect, Velux window, ceiling light.

### External

Allocated parking space. Maintained communal gardens with seating, picnic and barbecue areas. Bund area providing pleasurable walks and leading down to the River Lune. Also has a handy storage cupboard accessed externally which is under the stairwell.

### Council Tax & Lease Info

Freehold. Service charge is £1,000 / year for general communal maintenance.

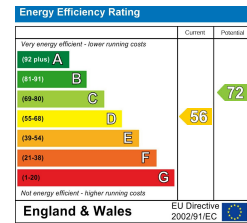
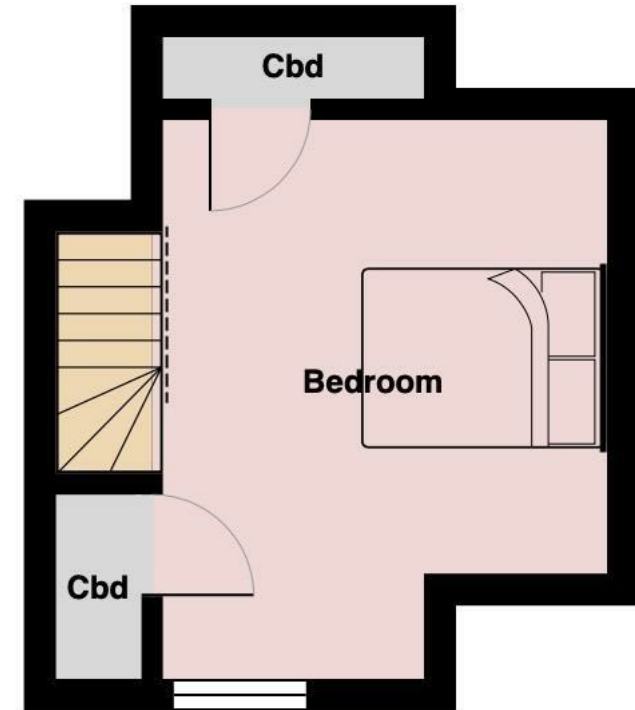
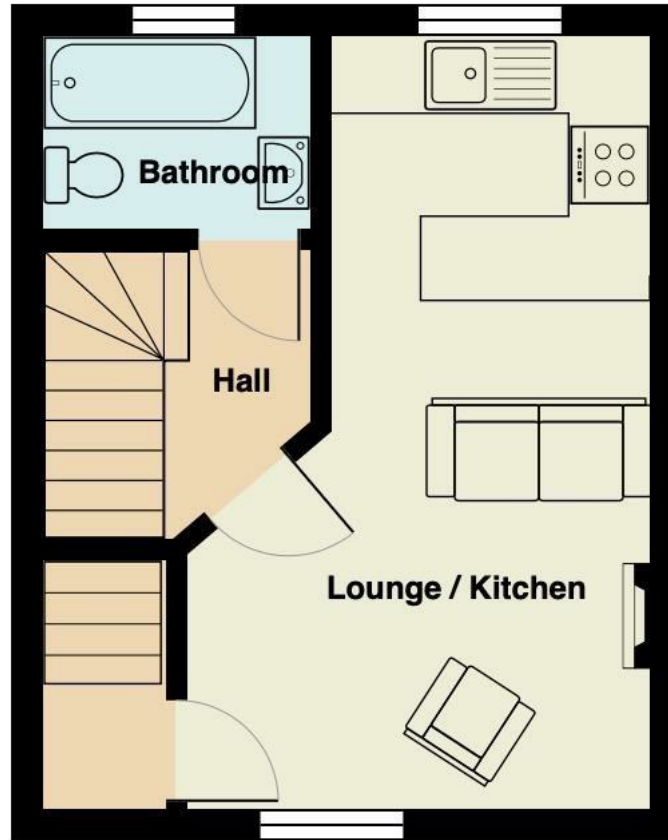












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