





## Willow Cottage Chapel Lane, Ellel, Lancaster, Lancashire, LA2 0PN

A delightful period cottage set within walking distance of the University of Lancaster and a short drive from junction 33 of the M6 for the commuting professional. Situated on Chapel Lane in the ever popular hamlet of Ellel, this distinguished home offers the rare blend of charm and style. The intelligently designed living accommodation comprises a welcoming entrance lobby area which leads to a spacious yet cosy lounge, a lovely fitted kitchen and a light and airy dining room. To the first floor are two well proportioned bedrooms and the family bathroom and to the second floor is another very comfortably sized bedroom. Externally the property is a rarity for the location as it boasts not only a garage but off street parking for several vehicles. It also has beautifully maintained gardens, laid to lawn with decorative mature shrub and plant borders and an open view of surrounding countryside. Internal features include tasteful decor throughout and a beautiful wood burning stove which really brings the cottage to life on those cold winter mornings. Situated just outside the Forest of Bowland AONB, this home lies in picturesque yet convenient location with fairly direct access into Lancaster city centre along the A6. The historical city provides a wide range of amenities including shops, highly regarded schools, the award winning University of Lancaster, a mainline railway station and the Royal Lancaster Infirmary. The village of Galgate and the University campus are both very close by and themselves offer a good depth of amenities for those matters a little more urgent.



## Ground Floor

### Porch

### Kitchen/Diner

**10'10" x 12'1" (3.31 x 3.69)**

A stylish fitted kitchen with wall and base units and laminate work top surfaces, an inset sink and drainer, space for a range of appliances, ceiling spot lights, a uPVC double glazed door and window to the side elevation and electricity points.

### Lounge

**11'10" x 12'6" (3.63 x 3.83)**

A beautiful room with a feature woodturning stove with a stone hearth set on a feature stone wall at it's heart. Spacious yet cosy the lounge has ceiling beams, a uPVC double glazed window to the side, ceiling lighting and electricity points.

### Dining Room

**10'9" x 13'0" (3.28 x 3.97)**

A versatile second reception room with a lovely ambient feel. The dining room has a feature cast iron fireplace with a tiled hearth, dual aspect double glazed windows, ceiling beams, ceiling lighting a panel radiator and electricity points.

### Lobby

## First Floor

### Landing

### Bedroom One

**10'10" x 12'9" (3.31 x 3.9)**

With dual aspect uPVC double glazed windows to the front and side elevations, a ceiling light point, a panel radiator and electricity points.

### Bedroom Three

**9'4" x 9'0" (2.87 x 2.76)**

With a uPVC double glazed window to the side elevation, a ceiling light point, a panel radiator, electricity points and a walk in storage cupboard.

### Bathroom

**9'3" x 7'9" (2.82 x 2.38)**

A four piece suite in white comprising a panel bath, a walk in shower, a low flush WC and a pedestal wash hand basin. This is complemented by two uPVC double glazed windows and a ceiling light point.

## Second Floor

### Bedroom Two

**12'4" x 12'6" (3.76 x 3.83)**

Another great space with natural light from dual aspect uPVC windows. Additional features include a ceiling light point, a panel radiator and electricity points.

### Externally

The property is a real rarity for the location as there is off street parking for several vehicles as well as a detached garage. There are beautifully maintained gardens, laid to lawn with decorative mature shrub and plant borders and an open view of surrounding countryside.

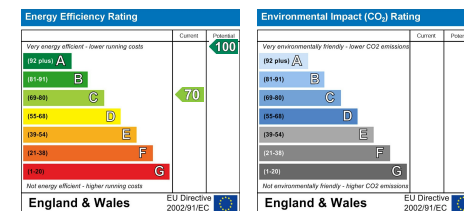
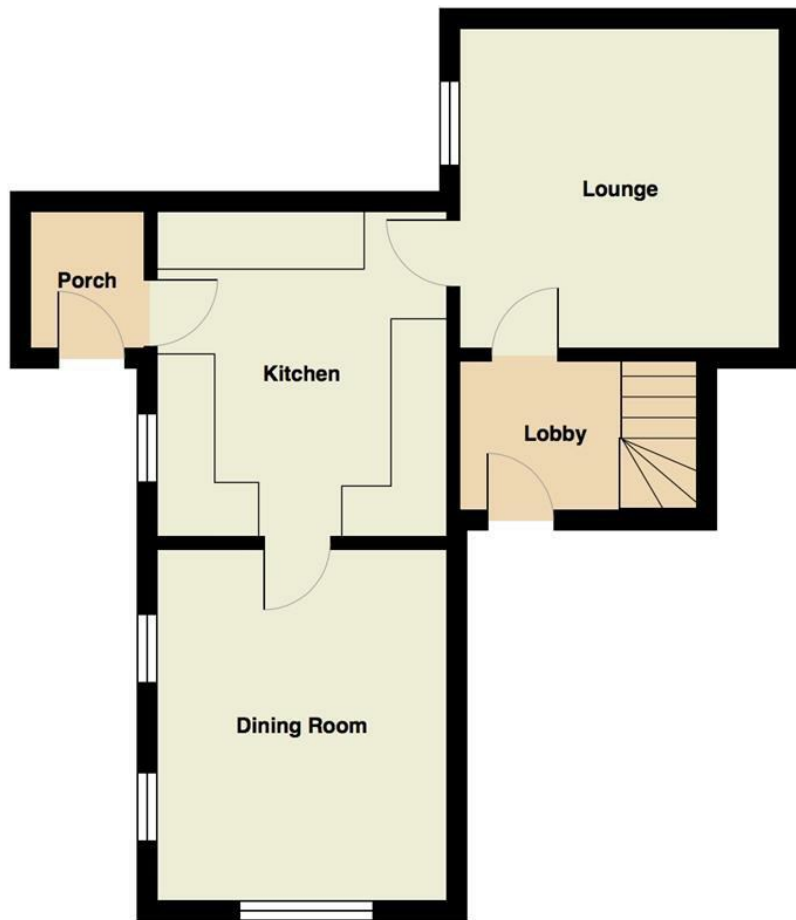












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