



Lane Cottage, Low Lane, Claughton, Lancaster, LA2 9RZ

Situated in the heart of the Lune Valley, this fantastic family home is a perfect blend of character and contemporary. Dating back to the mid 19th century, Lane Cottage offers versatile accommodation, with spacious reception rooms, four generous sized bedrooms and an excellent loft room spanning the entirety of the property. With a cosy Multifuel stove, exposed stonework, character beams and an abundance of charm, this property is certain to attract many.

Located in the village of Claughton, known to many as the home of Claughton Brickworks and the aerial ropeway, glides over the main A road leading to the property. Located in close proximity, is the well known and loved Fenwick Arms, providing exceptional fine dining with a handy access path leading to its front door. Neighbouring villages of Hornby and Caton provide a multitude of local amenities including shops, pubs, a doctors surgery and pharmacy, and a two local primary schools, with high schools accessible by road/bus.



Layout (with approx. dimensions)

Ground Floor

Porch

8'7" x 5'5" (2.64 x 1.67)

A welcoming entrance Porch, fitted with a period wooden glazed outer door with stain glass detailing. With a UPVC double glazed window providing ample natural light, a wooden panelled ceiling, fitted entrance matting to the floor and a radiator.

WC

5'5" x 4'1" (1.66 x 1.26)

Fitted with a two piece suite consisting of a WC and wash hand basin, with tiled surround. Fitted with a UPVC double glazed window, wooden panelled ceiling, a gas central heating boiler (serviced and maintained yearly) and tiled flooring.

Living Dining Room

20'9" x 11'10" (6.35 x 3.63)

A truly superb room, fitted with a feature stone fireplace housing a multi fuel log burner which was newly installed in April 2024. A light and spacious room, fitted with two UPVC double glazed windows, downlighters and a radiator. An internal door provides access to the second sitting room, whilst two steps provide access to a raised Dining Area, providing an excellent backdrop for entertaining the whole family. This area of the property is fitted with two UPVC double glazed windows, exposed stone walling, a built in storage cupboard, solid wooden flooring and a radiator.

Breakfast Kitchen

16'3" x 9'8" (4.97 x 2.97)

Upgraded in April 2024, this superb kitchen space has been well thought out and planned. Fitted with a Wren shaker style kitchen, with a range of wall and base units with a complementary butchers' block style worktop over, a ceramic sink unit with mixer tap and drainer and breakfast bar area. Fitted appliances include a feature Rangemaster oven with 5 gas hobs, an inductor hob and 3 ovens, as well as an extractor hood above and an integrated dishwasher, with space for a fridge freezer. With three UPVC double glazed windows to rear and side, under cabinet lighting, downlighters, luxury vinyl tiled flooring and a radiator.

Sitting Room / Dining Room

16'3" x 16'0" (4.97 x 4.89)

A versatile room, serving a multitude of purposes. A perfect second living area, a formal dining room or a mixture of the two. Fitted with two UPVC double glazed windows, Solid wooden flooring a radiator and stairs providing access to the first floor.

Rear Porch

6'4" x 6'1" (1.94 x 1.87)

Fitted with a range of wall and base units with a complementary worktop over a stainless steel sink unit with mixer tap and drainer. This superb room has plumbing for a washing machine, with space for a tumble dryer on a shelf above, and a victorian clothes airer. With a UPVC double glazed window overlooking the rear garden and a rear entrance door. With Luxury Vinyl tiled flooring and a radiator.

First Floor Landing

Stairs lead from the second sitting room, to a spacious 'T' shapes landing. With access to the loft room, a port hole window and downlighters.

Bedroom One

16'0" x 10'2" (4.89 x 3.10)

A bright and spacious room, fitted with two UPVC double glazed windows, overlooking the rear garden. With two built in storage cupboards and a radiator. An internal door leads into:

Ensuite

3.13 x 1.80

Fitted with a three piece suite consisting of a WC, wash hand basin with a bathroom cabinet surround and a shower cubicle with double shower head. With a UPVC double glazed window, extractor fan, downlighters, tiled walls and flooring and a radiator.

Bedroom Three

4.19 x 3.09

Fitted with two UPVC double glazed windows, overlooking the rear garden. With a built in book case with ample shelving from floor to ceiling and a radiator.

Bedroom Two

3.63 x 2.97

A spacious bedroom, fitted with two UPVC double glazed windows overlooking the front and the beck to the side of the property, and a radiator, with ample space for additional bedroom furniture.

Bedroom Four

8'7" x 7'8" (2.64 x 2.34)

The smallest of the bedrooms, but still a generous sized bedroom. Fitted with a UPVC double glazed window, character wooden beam and a radiator.

Family Bathroom

8'7" x 7'8" (2.64 x 2.34)

Fitted with a four piece suite consisting of a WC, wash hand basin, a large oval shaped double ended, freestanding bath and separate shower cubicle, with tiled surround. With a UPVC double glazed frosted window and a heated towel rail.

Second Floor

Stairs leading from the first floor landing, straight into:

Loft Room

20'11" x 18'4" (6.4 x 5.6)

A versatile room providing purchasers with a multitude of uses. Currently used as a fifth bedroom / guest room, this room has restricted head height, however this provides the purchaser with ample storage to the eaves and an excellent raised study area. With two Velux double glazed windows (approx. two years old), wall lights and a radiator.

External

To the front of the property there is a roadside planted border, providing the cottage with colourful foliage throughout the seasons. To the side of

the property, a stone chipped driveway can be found, providing off road parking for approx. two cars. There is also a useful wooden shed providing an outdoor storage space, and a garden gate which provides access to the rear of the property. To the rear, a mature garden can be found. With planted borders which currently provide the vendors chickens an extensive outdoor run, trees and shrubbery. An AstroTurf lawn area and an area for a outdoor dining, with a gravel pathway and a stone built outbuilding with power. There is also a handy pathway providing access to the well renown Fenwick Arms, which provides excellent food and beverages.

Gym / Conservatory

2.31 x 2.18

UPVC double glazed construction, currently used a Gym. This would also be perfect as a potting shed/greenhouse or a covered outdoor seating area. With light and power.

Please Note:

The Vendors inform us that the property was reroofed in January of this year and whilst the boiler isn't brand new, most of its integral parts have been replaced over the past 18 months whilst being maintained. The property is fitted with B4RN (Broadband for the Rural North) high-speed fibre optic broadband, with the hub conveniently situated in a kitchen cabinet, feeding a hardwired WIFI mesh network underneath the first floor flooring.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band E – Lancaster City Council.

Tenure

Freehold.

Viewings

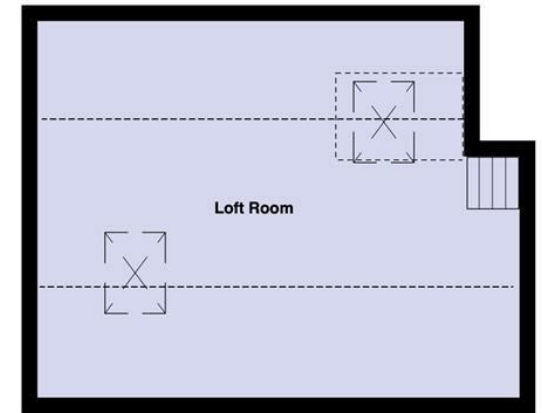
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







| Energy Efficiency Rating | | Current | Possible |
|--------------------------|---|---------|----------|
| 92 plus | A | | 82 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 | |
| 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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