





What is Standen Park House?

Standen Park House which hosts this superb Grade II Listed, Georgian home, dates back to around 1816, designed by and named after the esteemed architect Thomas Standen. historically it was the first Moor Hospital in the city. Constructed in stone with hipped slate roofs it has a typically formal character, featuring porticoed frontage with pediment, rusticated ashlar, with side wings of Palladian character. The property was converted by Gleeson Homes circa 1999 and remains a highly desirable address. It is set within expansive grounds which include other historic (and some listed) buildings.

Let's look inside..

You enter this charming home into the vestibule which leads into a particularly welcoming reception hall. The ground floor is completed by the dining room, a drawing room, a fabulous kitchen and a very handy ground floor WC. The first floor hosts three spacious bedrooms including the master ensuite, the sleek and stylish family bathroom and a second ensuite WC. The lower ground floor is a real surprise! Versatile accommodation includes a media room which is certainly a fourth bedroom option and two further rooms which can be whatever you'd like them to be.

What's outside?

The development offers a wealth of parking on the gravel driveway and the property has its own garage with electric up and over door. The communal gardens are mainly laid to lawn and available for you to enjoy at your leisure. A real delight.

The locality

Situated in the Lancaster Moor conservation area and around one mile from Lancaster city centre, the property and development neighbours Lancaster's finest landmark, the Ashton Memorial and the surrounding Williamson Park. Lancaster Boys Grammar School is a stones throw away and the area is serviced by a handy co-op convenience store. Lancaster offers a wealth of pubs and restaurants as well as excellent transport links. The train station forms part of the west coast mainline offering easy access to many major towns and cities and both junctions 33 and primarily 34 of the M6 are easily accessible without the need to navigate the one way system through the centre.

Additional Information

Whilst the property is freehold, an annual service charge of £4,037.78 is payable for the maintenance of the site and communal areas.

Services

The property is serviced with gas, electricity, mains water and drainage.

Tenure

The property is freehold with title number LA854858.

Council Tax

Band F via Lancaster City Council.

Viewings

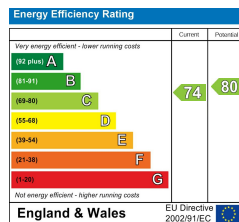
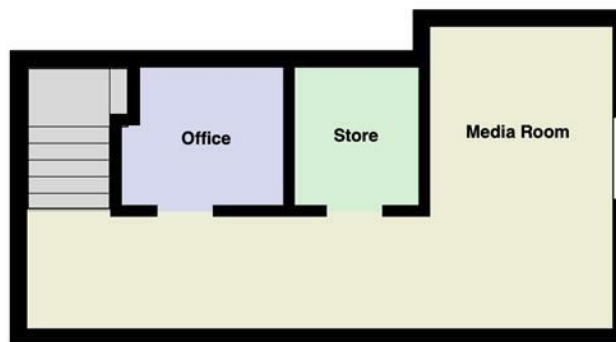
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