



4 Rotten Row, Brookhouse, Lancaster, LA2 9JS

A charming three bedroom, end of terrace property in the desirable Brookhouse area. Surrounded by greenery, with a babbling brook at the end of the garden, whether you're sitting out in the garden or relaxing in the rear sun room, you'll feel encapsulated by nature.

The property is full of country character, with exposed natural stone walls, wooden beams and tiled flagstone floors, with all the modern amenities you'd expect from a stunning family home. The ground floor comprises of a large main reception room with wood burner, an open plan dining area, a family kitchen, beautiful sun room and a versatile third bedroom or reading room. On the first floor there are two well-proportioned double bedrooms, one boasting a large dressing area, both serviced by a modern main bathroom.

Oozing with character and period charm, this property provides semi-rural living with the convenience of easy access to the surrounding villages and Lancaster city centre. A gorgeous property in a beautiful area, ready for you to create your new warm and welcoming home. The Lune Valley is at your doorstep, there is great access to the M6 and the property is also ideally situated for schooling with Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing.



Features & Location

Situated in the beautiful village of Brookhouse is this characterful historic home. You are a short walk from the local church, pub and other amenities, whilst feeling surrounded by nature, making it the perfect semi-rural retreat. It is a short drive to the villages of Caton and Halton, and into Lancaster city centre with its plethora of shops and entertainment venues so you'll never be stuck for things to do.

Reception 1

15'0" x 10'0" (4.58 x 3.05)

A large reception room situated at the front of the property with a glass-paned external door providing access from street. A double panel radiator sits beneath the double glazed sash window, with views of the natural stone wall and greenery opposite. The focal point of the room is the large natural stone hearth housing a wood burning stove with decorative brass surround rail. A charming, characterful living room with overhead beams and spotlights plus ample space for multiple seats and storage solutions in the form of free-standing wardrobes, writing bureau and built in shelving.

Kitchen

7'3" x 4'6" (2.23 x 1.38)

A warm wood galley kitchen with large range cooker, five ring gas hob and an overhead extractor fan. A large belfast sink with drainer sits beneath the double glazed window onto the rear garden. There is plenty of storage with over and under counter cabinetry, with counter level sockets all around ideal for small appliances, and space for a fridge freezer. Spotlights provide light in the evenings and the room opens out into the dining area beside, with flagstone flooring tying the two spaces together.

Dining Room

9'1" x 8'11" (2.79 x 2.72)

A well-proportioned dining area is located beside the kitchen, connected by a large archway with a wooden beam, keeping in with the character of the property. There is a double panel radiator against the wall, with ample space for a family dining table, cabinetry and side tables. Whilst being in the centre of the home, there is overhead spotlighting and natural light from the sunroom to the rear making it feel bright.

Sun Room

13'7" x 8'9" (4.16 x 2.67)

A large solid construction sun room with double glazed windows on two aspects plus Velux skylights above filling the room with natural light. Featuring flagstone flooring continued from the dining room, with a wall-mounted radiator creating a warm and relaxing space, perfect for a reading room or hobby room. An external side door and double glass doors to the rear open out onto the luscious garden and patio area.

Bedroom 3

14'0" x 8'3" (4.27 x 2.53)

A versatile bedroom or second reception room on the ground floor at the front of the property, which can be closed off from the rest of the house. A single panel radiator sits on one wall, with a double glazed sash window out on the front aspect providing natural light. The floor is carpeted with space for a bed, storage and display units, with a small boxed cupboard housing the utility meters.

Landing

5'11" x 3'5" (1.81 x 1.06)

The carpeted landing connects the upstairs bedrooms and bathroom. The stair way features a natural stone finish wall and high ceiling, with a pendant ceiling light.

Bedroom 1

26'3" x 8'8" (8.01 x 2.65)

An expansive carpeted main bedroom suite with space for a double bed and storage solutions in the form of wardrobes and drawer sets. The room boasts a sash window looking out to the front of the property, with a single panel radiator mounted below. There is access into the attic via a ceiling hatch. The bedroom flows into a dressing area at the rear of the property with a single step down. The dressing area features a Velux skylight, double glazed window to the side aspect of the property and a single panel radiator above the carpeted floor, to create a warm and welcoming main bedroom suite.

Bedroom 2

14'4" x 10'1" (4.39 x 3.08)

A spacious, carpeted double bedroom sits at the front of the property with a double glazed window onto the front aspect

with a double panel radiator beneath. There is ample space for a double bed, large wardrobe and drawer unit, armchair and bedside tables, to create a comfortable second bedroom.

Bathroom

10'2" x 8'2" (3.11 x 2.51)

A large main bathroom with an overhead skylight and double glazed window looking out onto the rear garden, filling the room with natural light. There is a corner bath with shelf space beside, a separate shower enclosure, low flush toilet and a white pedestal sink with storage below. A double panel radiator sits beneath the heated towel rail, completing the relaxing bathroom.

Attic

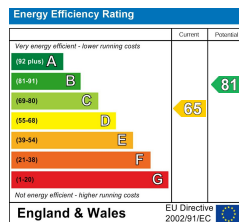
A practical attic is accessed from the main bedroom, with full boarding making it ideal for storage, and triple insulation, keeping the running costs of the house low.

Garden

A long rear garden features two lawn areas, a paved pathway running down the side to a central patio seating area with plant beds either side. A small outhouse, useful for wood storage and equipment, sits beneath the mature trees which border the garden and provide privacy. The garden backs on to the babbling brook running behind the house, providing natural sounds of water and birdsong in a quiet and private rear garden area, making you feel surrounded by nature.







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