



16 Aldcliffe Yard, Lancaster, LA1 1BF

A stunning three bedroom semi-detached home in a converted boathouse on the historic Lancaster canal. Built circa 1833 for the repair of canal barges, the packet boathouse is one of Lancaster's historic, landmark buildings. Combining rustic characterful features with modern convenience, this unique Grade II listed property is sure to impress. Natural stone walls throughout the house and original beams in the living room provide a hint of the history of the building. You are perfectly placed to take advantage of the beautiful surroundings and bustling city centre, within walking distance of shops, pubs, supermarkets and eateries so you won't be short of things to do nearby.

The property has a split level layout, with three double bedrooms, one with ensuite, on the ground floor along with the modern family bathroom. Upstairs, the space opens out into the impressive living and dining space, with a contemporary fitted kitchen featuring granite worktops and integrated appliances. A glass-fronted balcony to the front of the house overlooks the canal and provides the perfect spot to relax as you take in the spectacular surroundings.

A property like this doesn't come to the market often so don't miss out on the chance to make this exceptional house your beautiful new home!



Ground Floor

Hallway

27'9" x 4'1" (8.47 x 1.25)

A hallway with laminate flooring greets you as you enter the home, with a double glazed sash window on the side aspect providing natural light. A deep airing cupboard beside the bathroom features a double panel radiator and shelving to store towels and linen. In keeping with the rest of the home, an exposed stone wall runs the length of the hall with two ceiling lights and a double panel radiator making it a bright and warm entrance to the home.

Bathroom

11'7" x 7'4" (3.54 x 2.26)

A contemporary bathroom services the ground floor, with sleek grey ceramic tiling on the floor and walls. The suite includes a bathtub with overhead shower, low flush toilet and a floating sink unit. A double panel radiator and heated towel rail provide warmth and a place to dry towels, with an inset shelf above the sink for storing toiletries and beauty products. Spotlighting in the ceiling completes the bright modern bathroom.

Bedroom 1

12'5" x 11'1" (3.79 x 3.39)

A well-proportioned double bedroom at the rear of the property boasts space on the laminate floor for a double bed, bedside tables, freestanding wardrobes and drawer units with space remaining, giving you flexibility in its configuration. A double glazed window on the rear aspect fills the room with light with a double panel radiator beside providing warmth and comfort. Featuring a central ceiling light and wall light to create a bright and inviting sleeping space. An internal door leads through to the dedicated ensuite.

Ensuite

12'5" x 4'2" (3.80 x 1.28)

A modern ensuite services the main bedroom, featuring a shower, floating sink and low flush toilet, with a heated towel rail mounted on the wall. An inset shelf above the sink provides space to store toiletries and beauty products with a backlit LED mirror above. Ceramic tiled floor and walls and spotlighting in the ceiling complete the contemporary ensuite.

Bedroom 2

11'7" x 11'2" (3.55 x 3.42)

A large double bedroom sits off the hallway, with a laminate floor tying it to the rest of the ground floor. A large double glazed window on the side aspect takes in views across Ripley school playing fields and provides plenty of natural light, with a central ceiling light for evening use. Currently utilised as a home office and reading room, it would make an excellent bedroom, with a double panel radiator on the wall for warmth and sockets so you can tailor it to meet your needs.

Bedroom 3

11'6" x 9'4" (3.52 x 2.85)

A light and bright double bedroom benefits from a large double glazed window on the side aspect taking in green views across Ripley playing fields. There is ample room on the laminate floor for a double bed, wardrobe and dressing table with space beside the entrance for a small bookcase. A double panel radiator sits beside the window, with a central ceiling light completing the comfortable third bedroom.

First Floor

Living Dining Room

25'6" x 16'9" (7.79 x 5.12)

A large open plan living and dining space is open to the kitchen, with tri-aspect windows flooding the room with natural light. Featuring a high ceiling with exposed stone walls, original black painted beams and ironwork offering a nod to the history of the building as a boathouse. There is plenty of room on the laminate floor for multiple seating options, storage units, a desk and a family dining table, making it a multi-functional hub of the home. Three double panel radiators make it a warm and welcoming space, with two wall lights and three pendant lights illuminating the living area. Large double glazed windows and a glass-paned door leads out to the glass-fronted balcony, overlooking the historic canal and providing a spot to enjoy a morning coffee, or a glass of wine, as you take in the stunning canalside view.

Kitchen

11'1" x 8'9" (3.40 x 2.69)

Open to the living and dining room, the kitchen area is sectioned with ceramic tiled flooring and a half height partition

wall which houses the main work surface. Appliances include an integrated oven, microwave, dishwasher, fridge and freezer, with a four ring Neff gas hob and a 1.5 sink and drainer housed in the sparkling granite worktops. The space is tastefully designed with warm yet modern cream cabinetry offering plenty of storage space for food and cooking supplies, with four overhead pendant lights making it bright and useable.

WC

9'8" x 6'2" (2.97 x 1.88)

A large WC room with a ceramic tiled floor sits off the kitchen and features a low flush toilet and floating sink with an inset shelf above for storage and display. A tall heated towel rail sits beside the double glazed sash window on the side aspect, great for airing laundry and linen. A door to the rear leads through to the utility room.

Utility

7'4" x 3'4" (2.24 x 1.04)

The practical utility room sits off the WC, with space for appliances on the laminate floor. The Baxi boiler for the property is mounted on the wall, with a door through to a utility cupboard which houses the meters and has built in shelving providing further storage space to keep the home clear and clutter-free.

External

Garden

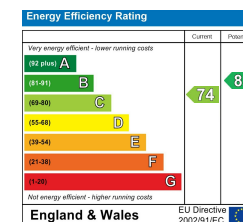
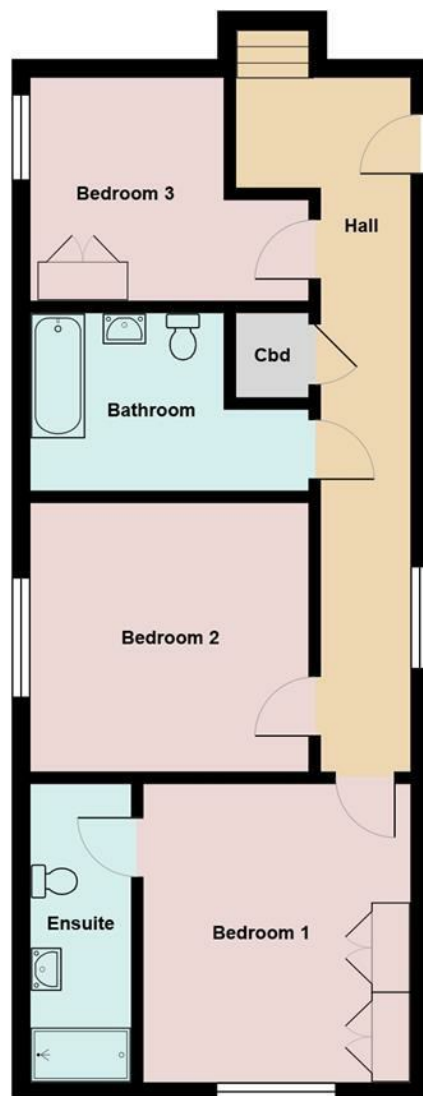
The property boasts a detached lawned garden with a paved seating area, directly on the canalside. The perfect spot to enjoy long summer days, and to entertain friends and family, you can enjoy the idyllic setting and local wildlife while you soak up the sun. Fencing on all sides with a small gate leading to the canal, makes it safe and secure for children and pets. A York-stone pathway leads to the front door of the property, with dedicated parking to the rear.

Additional Information

Leasehold. Council tax band D. 2 off-road parking spaces and bike store.







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