



## Thornfield, Ashton Road, Lancaster

**Offers Over £459,950**

Ben Rose Estate Agents are pleased to present to market this stunning, five-bedroom home set over four floors in a highly sought-after area of Lancaster. This spacious family property offers versatility and ample living space whilst retaining original Victorian features such as the original hall bell, kitchen fire surround, kitchen cupboard, original fireplace in the dining room and much more. The home is conveniently located close to excellent travel links and with easy access to the city centre. The property also benefits from proximity to the M6 motorway, making commuting to further locations simple and is also in close proximity to green spaces and rural footpaths. Lancaster itself boasts lovely shops, restaurants and nightlife as well as highly-regarded schools, perfect for growing families. In addition to this, Morecambe is just a short drive away providing close proximity to the beach.

As you enter the home, you're greeted by a charming entrance hall featuring original tiling that sets the tone for the character and elegance found throughout. The main reception area showcases a stunning staircase and leads to the contemporary rear lounge that looks over the back garden. The rooms' high ceiling and wood burner offer a cosy yet spacious atmosphere. The double patio doors that open up on the balcony provide access to the garden further extending your living space and filling the room with natural light. Returning to the front of the house you will find the dining room with an impressive, original open fireplace, providing a warm and inviting ambiance when lit as well as keeping the ground floor nice and warm. Adjacent is the spacious kitchen that features integrated appliances as well as an island counter top providing ample worktop space. To the side is an additional utility area allowing extra space for freestanding units.

The first floor opens up to a beautifully bright landing with a stained glass skylight and dual staircases. This floor is home to three of the five bedrooms, all of them being spacious doubles, especially the master bedroom that occupies the entire front half of the house on this floor. The master bedroom contains a beautiful gas fireplace, adding to the home's period charm as well as fitted bookcases. Completing this floor is a three-piece family bathroom, which includes an over the bath shower.

On the second floor, the remaining two bedrooms can be found, both featuring large skylight windows keeping them nice and bright. There is also a three piece bathroom next to bedroom four that could easily be converted into an ensuite if so desired.

The house also comes with a full cellar that provides ample storage and a versatile space. One of the rooms is plastered and can function as a complete room.

Externally the house offers private parking at the rear of the house down the nearby backstreet which includes an electric vehicle charging point, as well as on the road parking to the front. The rear garden with a mix of paved and lawned areas, creates a tranquil and relaxing area ideal for entertaining and relaxation. There is also an enclosed wood store underneath the balcony area as well as a WC with original tiled floor matching the entrance hall. Overall this house offers modern comforts with period charm and character. making it an excellent choice for those seeking both space and style in a sought after area





























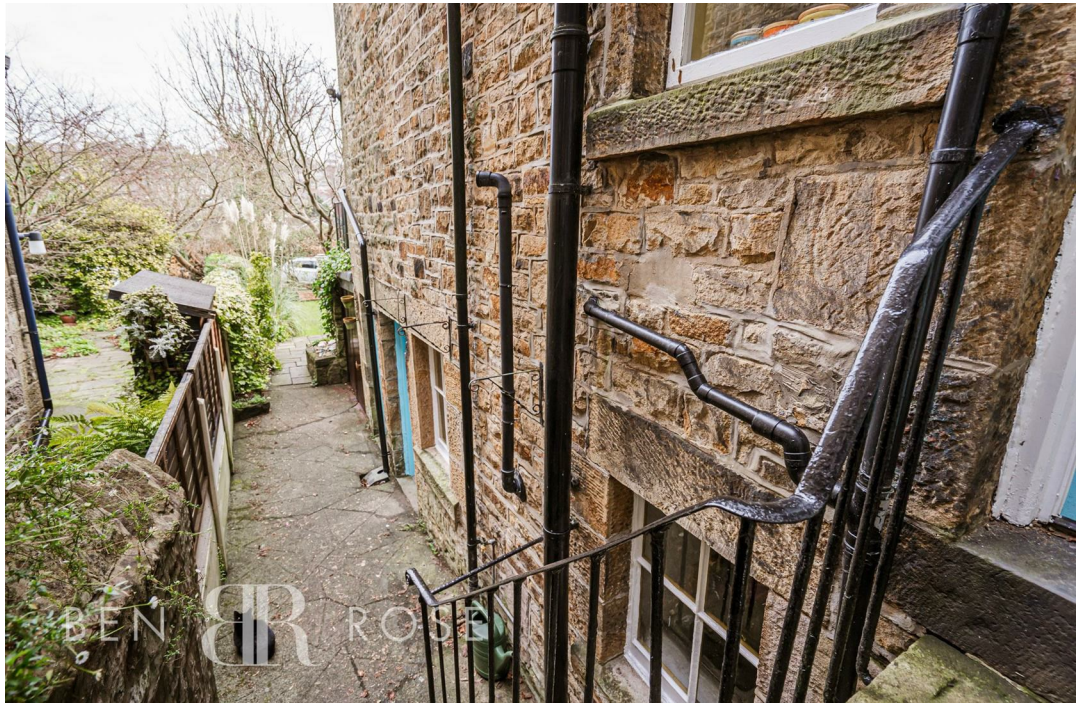








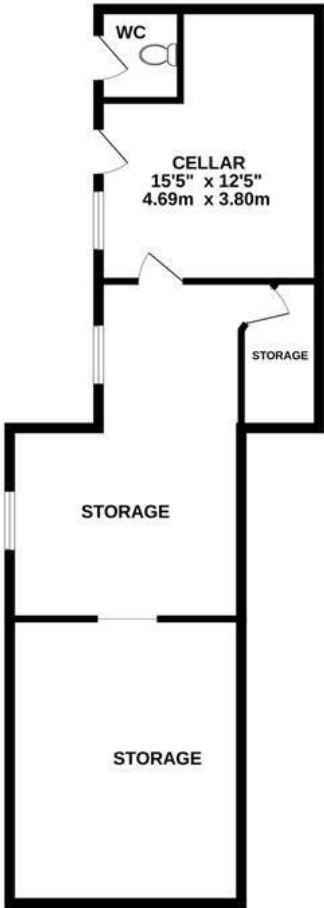




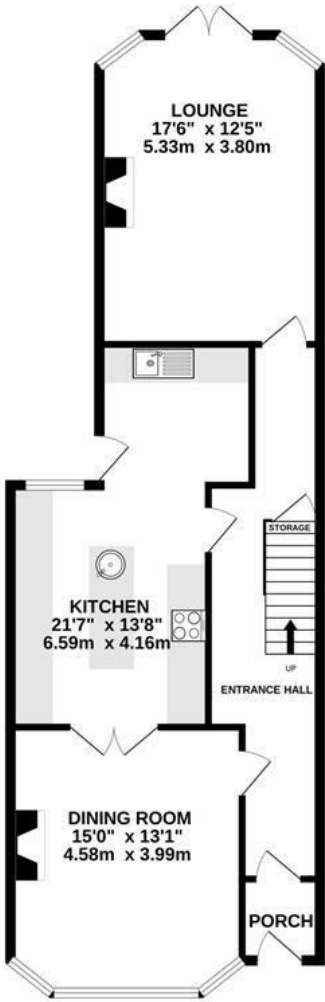


# BEN ROSE

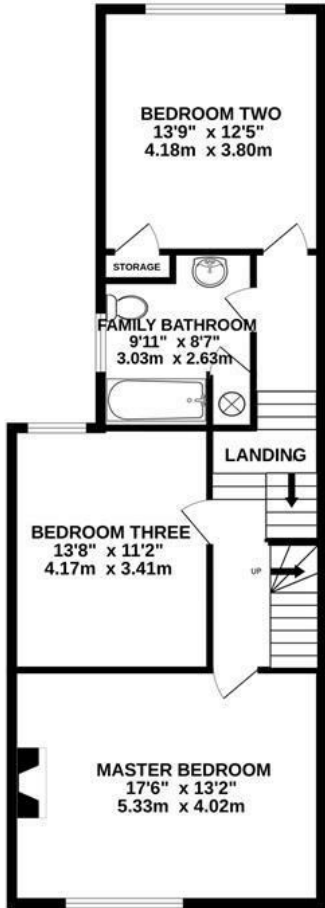
**BASEMENT**  
646 sq.ft. (60.0 sq.m.) approx.



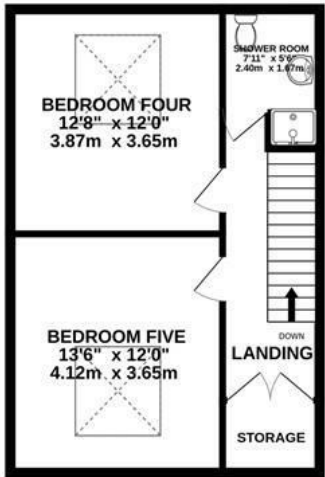
**GROUND FLOOR**  
789 sq.ft. (73.3 sq.m.) approx.



**1ST FLOOR**  
758 sq.ft. (70.4 sq.m.) approx.



**2ND FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.

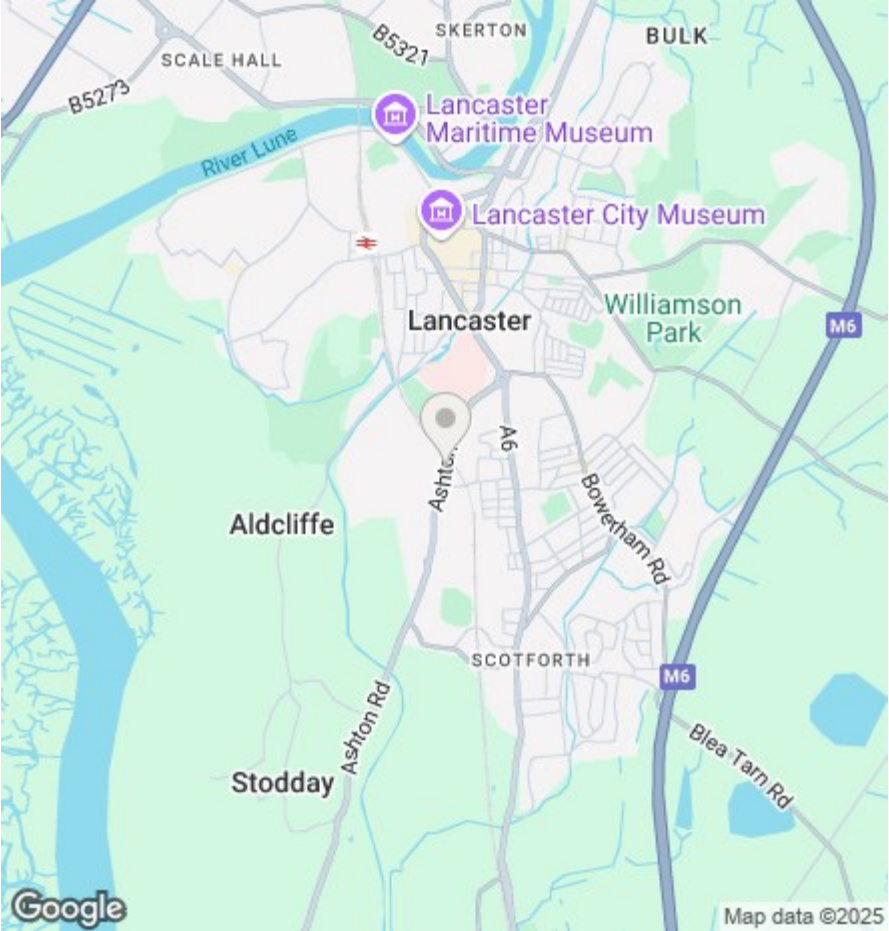



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 