



27 Forgebank Walk, Lancaster,  
LA2 6FD

27, Forgebank Walk, Lancaster

## The property at a glance 2 2 1

- Terraced Eco Property
- Co-Living Community
- Open Plan Living
- Two Bedrooms
- Bespoke Kitchen
- Extensive External River Views
- Off Road Parking
- Leasehold
- Council Tax Band: C
- EPC Rating: B

**R&B**  
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**£315,000**

# Get to know the property



## AN AWARD WINNING ECO HOME IN A FANTASTIC CO LIVING COMMUNITY

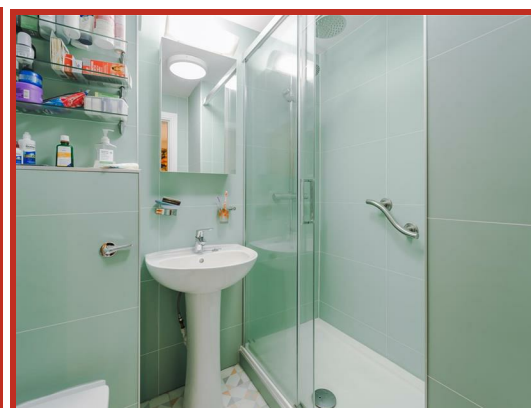
Welcome to Forgebank Walk, Halton, Lancaster - this highly insulated, ultra-low energy, eco-friendly PassivHaus set in a charming riverside location. This property is part of Lancaster Cohousing Ltd: a unique community that promotes collaborative, intergenerational living and an environmentally conscious lifestyle. As a condition of the lease, the prospective buyer must first apply and be accepted as a member. The home itself boasts a unique craftsman-designed kitchen and open-plan living perfect for entertaining guests or simply relaxing in style.

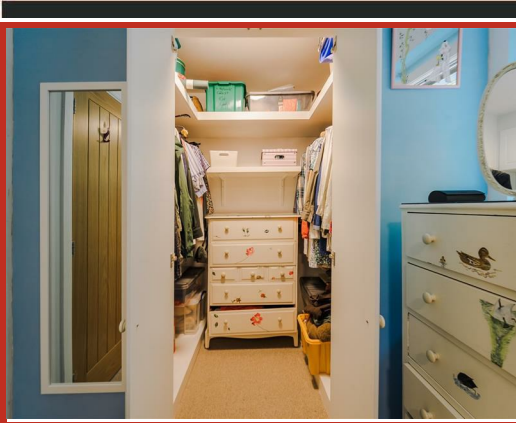
Enjoy stunning views of the river right from the comfort of your own home, whether it be from the balcony or your very own garden terrace, providing a tranquil and picturesque backdrop to your daily life. Patio doors from the living area open onto the plant-filled decked south-facing terrace that leads onto the banks of Halton Rocks and the beautiful River Lune. This property also offers ample storage space, ensuring that you can keep your living space clutter-free and organised. Originally built as a three bedroom property that can be easily re-converted with the addition of a stud wall.

Additionally, Lancaster Cohousing is set on a stunning six acre site along the river Lune that benefits from many on-site amenities, including car sharing, guest rooms, laundry, bicycle shed, tool shed, Good Food Co-op and children's play room. There is also a common house that has shared facilities and entertainment evenings. Not forgetting the close proximity to the proposed Eden of the North project and the coast allowing for leisurely strolls along the beach and enjoying the fresh sea breeze.

Embrace eco-friendly living without compromising on style and comfort. Forgebank Walk is calling - make it your new home today!

For more information on Lancaster Cohousing please visit: <https://www.lancastercohousing.org.uk/Cohousi>





## Ground Floor

### Reception Room/Kitchen

7.80m x 5.11m (25'7 x 16'9)

UPVC entrance door, two UPVC triple glazed tilt/turn windows, tilt/turn patio door, vertical radiator, spotlights, Craftsman wall and base units, Welsh slate worktops, Bosch electric fan oven, five ring induction hob, composite sink with mixer tap, integrated dishwasher, wood flooring, stairs to first floor, and doors to WC and spacious under stairs storage.

### WC

1.93m x 1.37m (6'4 x 4'6)

UPVC triple glazed frosted window, low level WC, pedestal wash basin, ample storage with wall and base units. Laminate worktops and laminate flooring.

## First Floor

### Landing

Large landing between stairs. Upstairs landing with doors to two bedrooms, airing cupboard and shower room.

### Bedroom One/Studio

5.11m x 3.66m (16'9 x 12)

UPVC triple glazed windows and tilt/turn patio door, built in storage cupboards and UPVC door to balcony. Patio door leading onto large balcony with storage cabinet, superb views over the River Lune.

### Bedroom Two

3.58m x 1.96m (11'9 x 6'5)

UPVC triple glazed tilt/turn windows, built in over bed and side units, spacious walk-in wardrobe. Looking out onto wild flowers on the cliff face.

### Walk-In Wardrobe

1.47m x 1.45m (4'10 x 4'9)

### Shower Room

1.91m x 1.70m (6'3 x 5'7)

Heated towel rail, low level WC, pedestal wash basin, direct feed shower and rinse head, tile effect shower boards and laminate flooring.

## External

### Front

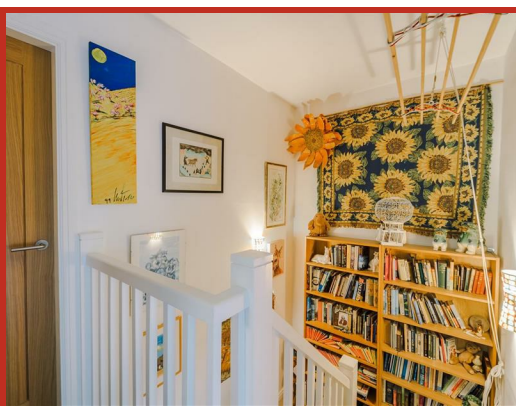
Garden area, outside storage cabinet and communal facilities

### Rear

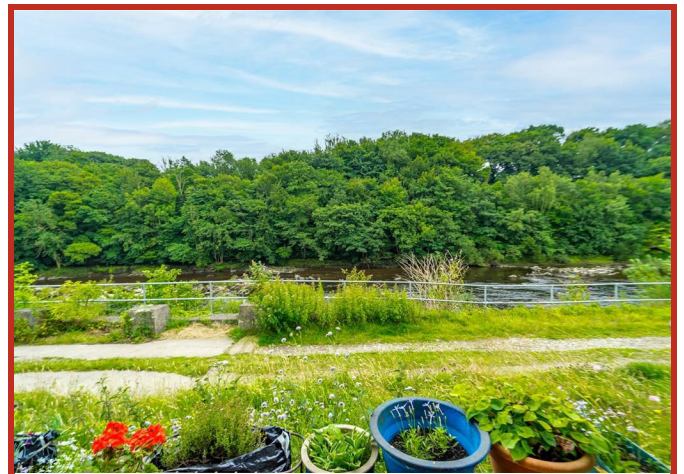
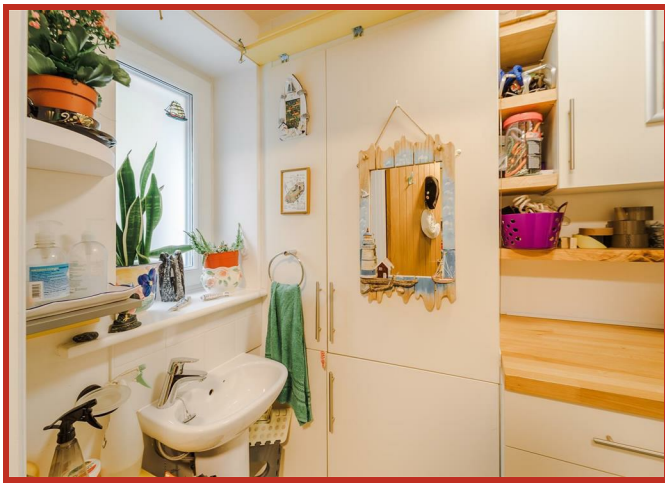
Decking area, outside storage cabinet, wild garden, views of river and balcony.

## Total floor area

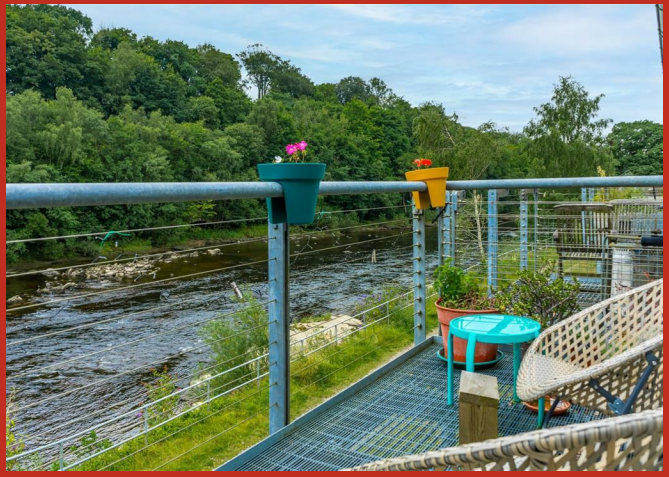
80.85 (265'3")



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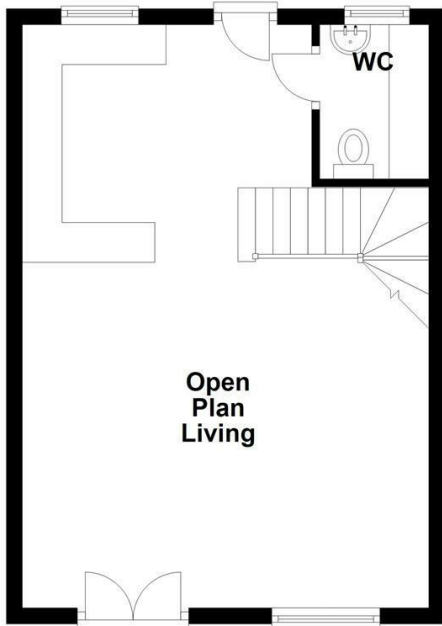
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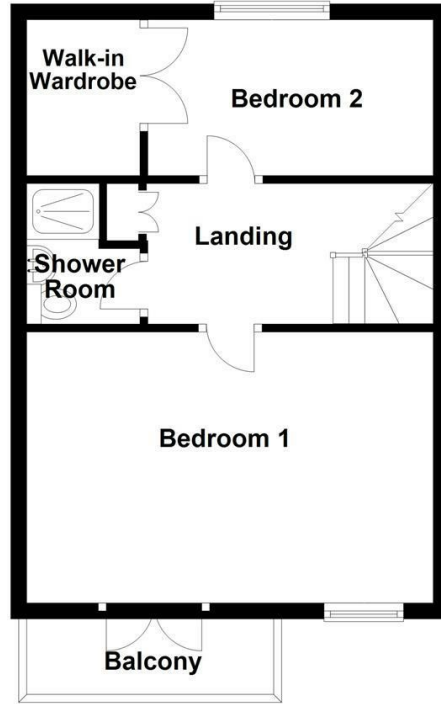
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# Take a nosey round

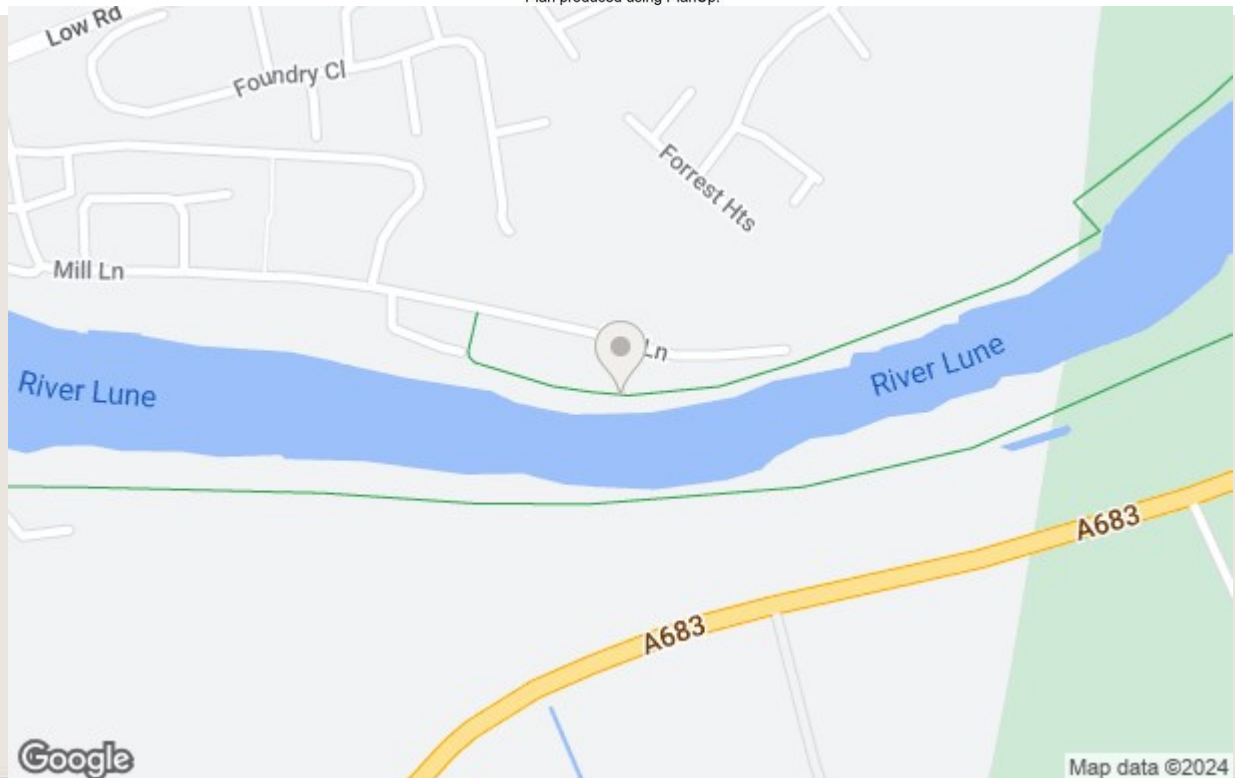
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-91) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	