



Crook O Lune

£550,000

2B Escowbeck House, Crook O Lune, Lancaster, LA2 9HS

A most exquisite home, presenting a unique lifestyle opportunity to acquire a generous, well appointed residence within the popular village of Caton. Boasting three reception rooms, kitchen and four double bedrooms, this home holds a wealth of traditional features, with generous, well established gardens, off road parking and unrivalled views completing the picture.

The property itself, previously part of the Escowbeck Manor, has been lovingly maintained and is now ready for the new owners to make it their own. Surrounded by woodland, gardens and a courtyard, 2B Escowbeck House enjoys its own large portion of garden to the front with well established borders and seating areas, as well as a garden area to the rear, a separate garage and off road parking.

Quick Overview

- Marvellous Mid terraced Home
- Four Bedrooms & Three Bathrooms
- Idyllic Countryside Location
- Close to Local Amenities
- Generous Accommodation for Flexible Living
- Off Road Parking
- Separate Garage
- Well Established Gardens
- Unique Lifestyle Opportunity
- B4RN Broadband Available



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B4RN
Broadband*



Off Road
Parking

Property Reference: KL3552



Kitchen



Kitchen



Dining Room



Living Room

Property Overview

2B Escowbeck House offers a unique opportunity to acquire a mid-terraced home within a wonderful development, rich in history with generous, well-appointed living and picturesque surroundings. A private road leads the way to the entrance where there is allocated parking for each home, with the generous, well established gardens immediately apparent. Follow the gate to number 2B, with a gravelled seating area and ample space for potted plants, ideal for enjoying a morning coffee.

Step through the door into the entrance hall, where the stained glass features offer an eye-catching welcome, setting the tone for this wonderful period home. A convenient utility room provides the perfect space for kicking off shoes and hanging coats, complete with wall and base units and a stainless steel sink.

Firstly, you are welcomed into the breakfast kitchen, which offers ample space for a dining table, making it the perfect spot for enjoying meals. The kitchen itself features a front aspect window overlooking the gardens and includes wall and base units, complementary worktops, and a tiled splashback. A Quooker tap adds a modern touch, while integrated appliances include an Esse Range cooker with extractor fan, dishwasher, and space for a fridge freezer. The kitchen seamlessly flows into the dining area, creating an excellent space for formal dining or entertaining, with plenty of room for a large dining table.

Heading into the hallway, the feature ceiling light creates an impressive focal point, illuminating each floor with natural light. The hallway provides access to the living spaces and includes a door leading to the cellar, offering ample additional storage. There is also a convenient W.C. with a wall-hung sink, perfect for guests.

Step into the living room, which offers delightful views to the rear through the patio doors that open onto the garden area, providing space for outdoor seating and shared access to the lawn. The living room features a charming fireplace with a wood-burning stove, perfect for those cooler evenings, and coving to the ceiling that enhances the traditional feel.

Ascend the stairs to the first floor, where you will discover the first of four bedrooms. Bedroom one is a spacious double room, featuring a delightful balcony at the rear that offers uninterrupted views and floods the room with natural light. A convenient integrated wardrobe maximises the space, while the en suite includes a shower, W.C., and pedestal sink.

Bedroom two is also located on the first floor; another generous double room featuring a front aspect sash window and built-in storage. An inner hall provides a wonderful dressing area with integrated wardrobes and leads to the bathroom. The bathroom is well-appointed with a bath and overhead shower, W.C., and wall-hung sink.

Finally, the second floor offers an ideal guest suite or teenager's den, featuring two additional double bedrooms with ample space



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Second Floor Landing

for additional furniture. The landing itself showcases exposed beams and a unique spiral staircase leading onto the roof. This floor also includes a well-appointed four-piece bathroom, complete with a Jacuzzi bath, shower, W.C., and pedestal sink.

Externally, the grounds boast an extensive array of gardens and woodland, with 2B Escowbeck enjoying its own generous portion, making it the perfect spot for soaking up the sun and entertaining throughout the summer. The property features generous lawn areas, well-established flowers and shrubs, and winding paths, ideal for the keen gardeners. To the rear, there is a seating area with raised beds and plants, along with steps leading onto the rear lawn.

Caton village has a vibrant community boasting a full range of local amenities including a shop, post office, doctors, pharmacy, cafe and two pubs. To the other side of the village, the open countryside continues to offer fantastic walks in the Lune Valley right from your doorstep. Schooling in the area is excellent for all ages with two primary schools in Caton itself and further out noticeably Lancaster Girls Grammar School, Lancaster Boys Grammar School, and Queen Elizabeth School in Kirkby Lonsdale. The M6 is a short drive away giving easy access to the national motorway network to the North and South.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 28' 5" x 17' 10" (8.66m x 5.44m)

Living Room 18' 8" x 14' 2" (5.69m x 4.32m)

First Floor

Bedroom One 17' 11" x 14' 0" (5.46m x 4.27m)

Bedroom Two 13' 9" x 10' 1" (4.19m x 3.07m)

Second Floor

Bedroom Three 14' 3" x 11' 10" (4.34m x 3.61m)

Bedroom Four 15' 0" x 8' 8" (4.57m x 2.64m)

Garage 16' x 9' (4.88m x 2.74m)

Parking

A gravelled area to the front provides off road parking. A separate garage also offers additional storage.

Services

Mains water and electricity. Oil central heating. Shared Sewage Treatment Plant drainage.

Council Tax

Lancaster City Council. Band D.

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bathroom



Rear Lawn



OS Map



Escowbeck House

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

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Escowbeck House, Crook O Lune, Lancaster, LA2

Approximate Area = 2958 sq ft / 274.8 sq m (exclude void)

Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 3254 sq ft / 302.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1169059

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