

## Caton

**£165,000**

36 Low Mill, Caton, Lancaster, LA2 9HY

Set within the tranquil and immaculately maintained grounds of the Low Mill development in the heart of Caton village, 36 Low Mill is a well-proportioned two-bedroom first-floor apartment offering comfortable living in a truly idyllic setting. Surrounded by approximately seven acres of beautifully landscaped communal gardens and enjoying spectacular views over the Lune Valley.

Low Mill is ideally located in the sought-after village of Caton, within the picturesque Lune Valley. The village boasts a thriving community with amenities including a village shop, post office, doctors, pharmacy, café, and two pubs. Excellent walking and cycling routes are available right from the doorstep, taking full advantage of the surrounding countryside.

### Quick Overview

Wonderful Second Floor Apartment  
Bright, Open-Plan Living/Dining Room  
Two Generous Bedrooms  
Light & Bright Throughout  
7 Acres of Beautifully Maintained, Communal  
Grounds  
Allocated Parking Space & Visitor Parking  
Close to Local Amenities  
Rentable Property  
Grade II Listed  
B4RN Broadband Available



B4RN  
Broadband\*

Allocated &  
Visitor Parking

Property Reference: KL3657



Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

Caton offers superb access to Lancaster City Centre, with its wealth of shops, restaurants, hospital and university. Schooling is highly regarded, with two primary schools in the village and access to renowned secondary education including Lancaster Girls' Grammar School, Lancaster Royal Grammar School, and Queen Elizabeth School in Kirkby Lonsdale. The M6 motorway is just a short drive away, ensuring convenient travel to both the North and South.

Upon entering the communal entrance, the apartment is found on the second floor, and can be accessed via the communal lift or stairway. Step through the front door into a welcoming private hallway with space for coats and shoes. To the left is a well-appointed bathroom featuring a corner shower, W.C., and modern vanity sink unit.

Both bedrooms are generous doubles, each benefitting from integrated wardrobes and storage space, with large front-aspect windows that allow plenty of natural light to pour in.

Continue through to the kitchen, which features a range of wall and base units, complementary worktops, a four-ring electric hob, electric oven, and an undercounter washing machine and fridge. With a tiled splashback, sink and drainer, this space is well-equipped and ready for a new owner's personal touch.

The highlight of the apartment is the generous living/dining room; a bright and inviting space with traditional coving to ceiling, again boasting the large feature front aspect window. Ideal for relaxing or entertaining, this room is the true heart of the home.

Outside, residents enjoy access to extensive communal grounds, with various seating areas, mature flowerbeds, and rolling lawns, all maintained to a high standard. Whether you're relaxing with a book or enjoying a summer BBQ, the landscaped gardens offer a wonderful backdrop. Additional practical features include a purpose-built BBQ area, drying areas, bike and bin stores, and a private allocated parking space, along with ample visitor parking.

#### Accommodation with approximate dimensions:

**Kitchen** 8' 8" x 8' 8" (2.64m x 2.64m)

**Living/Dining Room** 23' 9" x 10' 9" (7.24m x 3.28m)

**Bedroom One** 14' 8" x 10' 4" (4.47m x 3.15m)

**Bedroom Two** 12' 1" x 10' 1" (3.68m x 3.07m)

## Property Information

### Parking

One allocated parking space and additional visitor parking.

### Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the from 1 January 1992. A copy of the lease is available for inspection at the office. Management Charge is approximately £2944.00 per annum.

36 Low Mill has the additional benefit of being the only apartment within the mill in which renting out the property is allowed.

### Council Tax

Lancaster City Council. Band C.

### Services

Mains water, drainage and electric. Electric storage heating.

### Energy Performance Certificate

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

[What3Words](#) ///harmony.porch.masts

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

### N.B.

The sale price includes the cost of 3 replacement new windows, as necessary to meet planning requirements. Please contact the office for further details.



Bedroom One



Bedroom Two



Shower Room

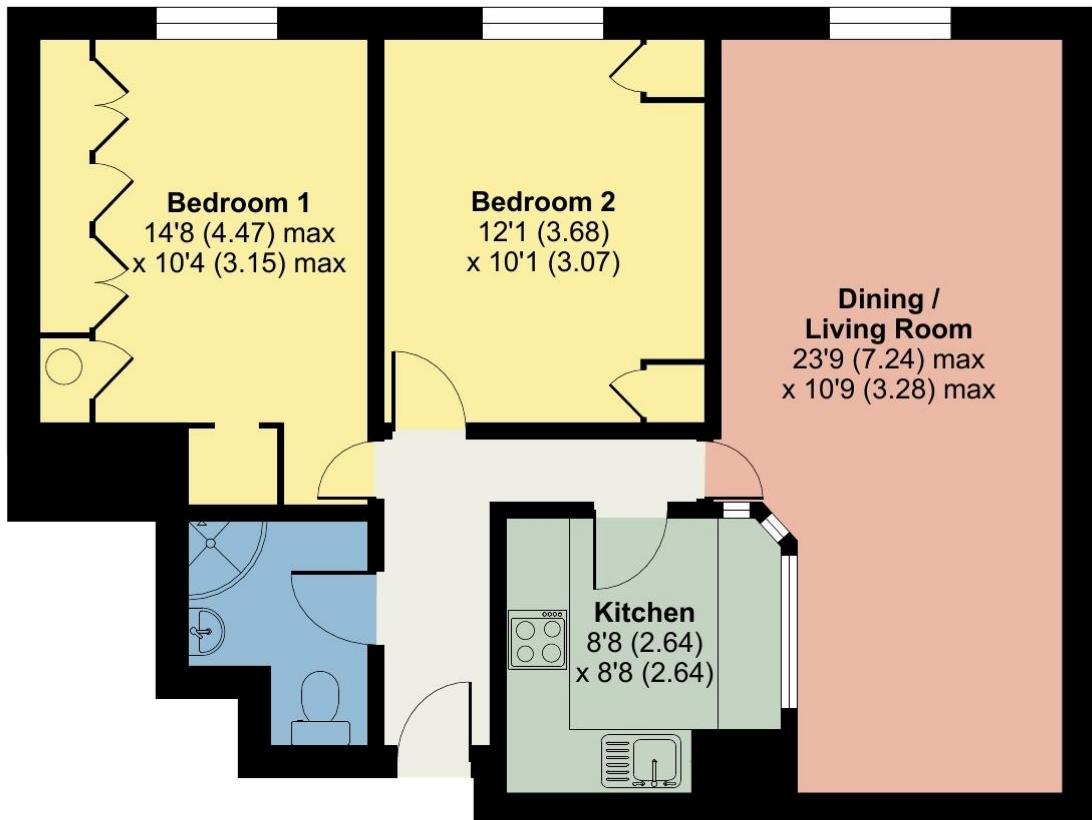


Gardens & Grounds

# Low Mill, Caton, Lancaster, LA2

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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