



Halton

£210,000

1 Victoria Place, Halton, Lancaster, LA2 6LY

Nestled in the heart of the picturesque Lune Valley village of Halton, this charming two-bedroom end-terraced cottage offers character, convenience, and a welcoming sense of home. Tucked away down a quiet lane off High Road, the property is ideally placed for easy access to Lancaster city centre, the M6 motorway, and the excellent local amenities the village provides, including a doctors' surgery, a well-regarded primary school, shops, riverside walks, and a cycle track. EPC Band C.

Quick Overview

- Fantastic Two Bedroom Cottage
- Well presented throughout
- Close to Local Amenities
- Located in the Popular Village of Halton
- Close Access to Transport Links
- Filled with Character
- Nearby walks along the Crook O'Lune
- Ultrafast Broadband Available*



2



1



1



C



Ultrafast
Broadband*



On Street
Parking

Property Reference: C2578



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room

The cottage opens with a timber-framed double-glazed front door into a cosy lounge, where a striking exposed stone fireplace creates a focal point and adds warmth to the space. From here, a staircase rises to the first floor, while at the rear lies a modern kitchen diner that perfectly balances character and practicality. Fitted with a comprehensive range of units and a central island, the kitchen also boasts integrated appliances including an oven, hob, dishwasher, washing machine, fridge, and freezer, alongside another exposed stone fireplace that adds rustic charm.

Upstairs, the property features two well-proportioned bedrooms, the first enjoying dual front-facing windows, a built-in wardrobe, and generous space. The second overlooks the rear, offering a comfortable setting ideal for a guest room, study, or nursery. Completing the first floor is a stylish bathroom with a white three-piece suite, overhead shower, and contemporary tiling, as well as housing the efficient combination boiler.

Externally, a shared courtyard to the rear provides each of the four neighbouring properties with their own area, offering a pleasant outdoor space for seating or potted plants, bordered by stone walls for character and privacy.

Halton is a thriving village with shops, a café, pub, pharmacy, and doctors' surgery, while Lancaster's excellent schools - including the renowned Lancaster Grammar - and wide range of amenities are close by. The area is perfect for outdoor enthusiasts, with riverside walks along the Crook of Lune, cycle links into Lancaster, and the beaches of Morecambe Bay just a short distance away.

Within thirty minutes you can reach the Lake District, Yorkshire Dales, Trough of Bowland, and Howgills, while views over Clougha Pike provide a stunning seasonal backdrop. With regular bus routes, nearby Caton for everyday essentials, and the planned Eden Project to look forward to, the location offers an ideal balance of countryside charm and practical connections.

This delightful cottage combines period charm with modern comfort in a highly sought-after village setting. Internal viewings are highly recommended to fully appreciate the character and lifestyle on offer, and are certain to impress.

Accommodation (with approximate dimensions)

Living Room 14' 2" x 11' 8" (4.32m x 3.56m)

Kitchen Diner 14' 2" x 11' 8" (4.32m x 3.56m)

Bedroom One 14' 5" x 12' 3" (4.39m x 3.73m)

Bedroom Two 12' 2" x 8' 2" (3.71m x 2.49m)

Bathroom

Property Information

Tenure Freehold.



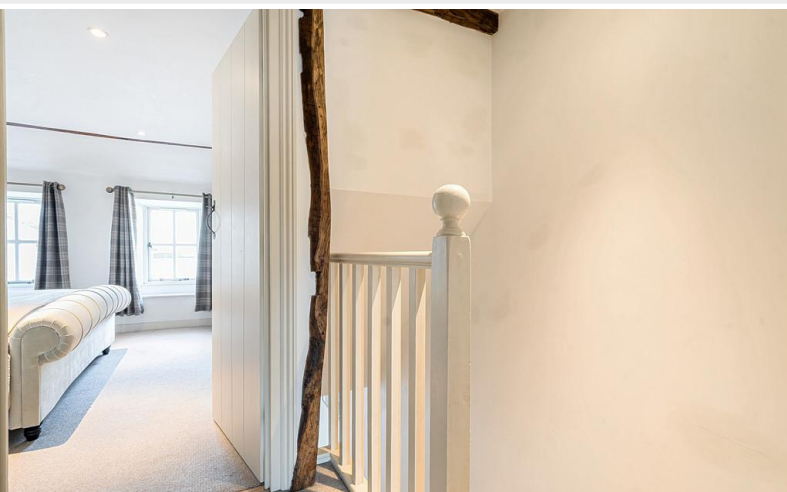
Kitchen Diner



Living Room



Bathroom



Landing



Bedroom Two



Bedroom Two

Council Tax Lancaster City Council - Band B

Services Mains gas, water and electricity.

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

What3Words ///deadline.shippers.noses

Directions From Hackney & Leigh Carnforth, drive up Market Street towards the traffic lights. At the traffic lights, turn right onto Lancaster Road, A6. Continue on the A6 toward Bolton Le Sands and Slyne. After approx 3 miles, turn left onto Bottomdale Road and continue until you reach the cross road at Kellet Lane, continue straight onto Foundry Lane. Once you reach the mini roundabout, take the first exit onto High Road and take your first left onto Victoria Place, Number 1 is at the end.

Viewings Strictly by appointment with Hackney & Leigh.

Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/09/2025.

Anti-Money Laundering Regulations 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).



Bedroom One



Bedroom One



Rear Garden



Views

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01524 737727** or request
online.



Need help with **conveyancing**? Call us on: 01539 792032



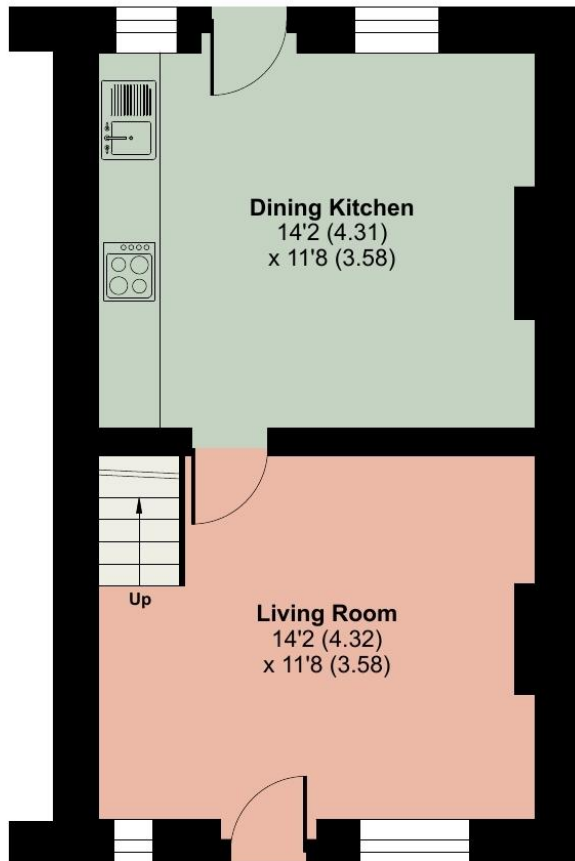
Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

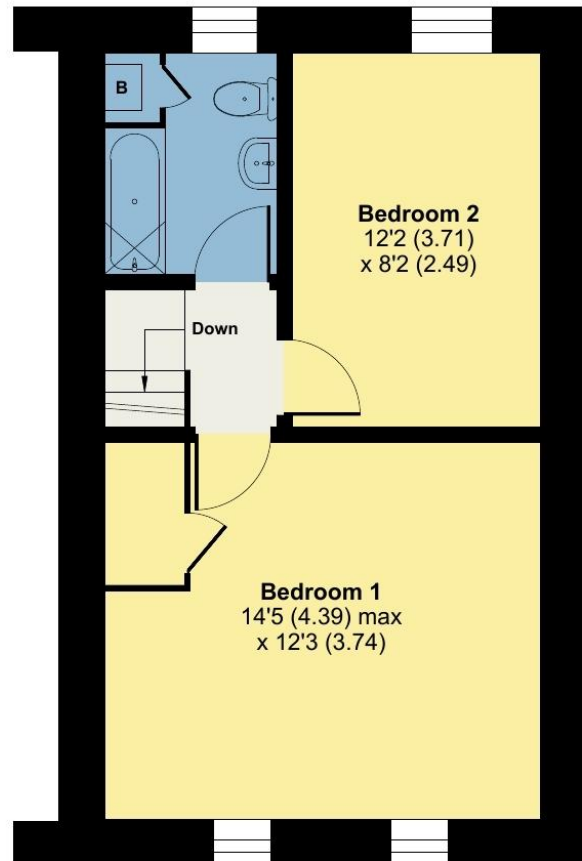
Victoria Place, Halton, Lancaster, LA2

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1349927

A thought from the owners... "Victoria Place is a hidden gem."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/09/2025.

Request a Viewing Online or Call 01524 737727