



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



## £1,500 PCM

Spacious penthouse in Scorton, the only apartment on its floor. Three bedrooms, two en-suites, large L-shaped lounge with balcony, stylish kitchen & large utility. Double garage + visitor parking. Close to Garstang, Lancaster and Jnc 33 (M6). Location makes it ideal for university/hospital workers.

- A unique penthouse apartment comprising some 1,470sqft (138.72m<sup>2</sup>) plus double garage in the delightful village of Scorton
- 3 Bedrooms
- Two Bathrooms
- Available now
- Lift access
- Beautifully presented

A unique penthouse apartment comprising some 2,002ft<sup>2</sup> (186m<sup>2</sup>) plus double garage in the delightful village of Scorton for rent.

This exceptional penthouse apartment offers a rare opportunity to enjoy an abundance of living space in a highly sought-after village location. Thoughtfully designed and beautifully presented, the property provides both comfort and convenience, combining generous proportions with high-quality finishes. With its unique position as the only apartment on the second floor, residents benefit from a sense of exclusivity and privacy that is difficult to find elsewhere.

Upon entering the secure building through a glazed communal entrance with an intercom-based entry system, residents may take either the staircase or the lift directly to the second floor. Here, the penthouse occupies the entire level, ensuring a private and peaceful environment.

The apartment opens into a spacious entrance hallway, giving immediate access to all principal rooms. A cloak closet offers useful storage, while the main hallway provides an impressive introduction to the scale of the property.

The kitchen has been designed to a high standard, featuring an extensive range of wall and base units complemented by granite worktops. Integrated appliances include two electric ovens, a microwave, a coffee machine, and an induction hob, and an American-style fridge freezer. There is room for a small breakfast table, creating a sociable space for everyday dining.

The principal living accommodation is a substantial L-shaped lounge, dining, and sitting area, measuring approximately 9.5 metres in length by 6.46 metres at its widest point. With an abundance of natural light and access onto a balcony, this is a versatile and welcoming space, ideal for entertaining or simply relaxing in comfort.

The primary bedroom is generously proportioned, with dual aspect windows and French doors opening onto its own private balcony. True-fit blinds and shutters add both style and practicality, while an electric radiator ensures comfort throughout the year. The adjoining four-piece en-suite includes a bath, a separate shower, a wash basin, and a WC.

The second bedroom also enjoys dual aspect windows and fitted shutters, with the benefit of its own three-piece en-suite shower room. The third bedroom is another spacious room, but could be utilised as a home office, and includes two walk-in storage cupboards within the eaves, making it particularly versatile for modern living.

Additional facilities include a separate WC, a large utility room and pantry housing laundry appliances with ample storage, and a substantial walk-in airing cupboard with water tank.

Externally, the apartment benefits from a detached double garage as well as visitor parking to the front of the building.

The setting of this property is as attractive as the accommodation itself. Located in the desirable village of Scorton, residents can enjoy a vibrant community atmosphere with the added advantage of countryside walks, traditional village amenities, and excellent transport links. Scorton is only a short drive from Garstang, which provides a wide range of shops, services, and leisure facilities. Lancaster is also within easy reach, offering cultural attractions, historic charm, and outstanding educational and medical institutions. The property is ideally placed for those working at Lancaster University or Royal Lancaster Infirmary, making it a particularly appealing choice for professionals seeking both quality accommodation and convenient access to their place of work.

This penthouse combines generous accommodation with a high level of comfort, all set within an enviable location. With its private balconies, secure entrance, detached double garage, and the convenience of nearby towns and cities, it represents a superb rental opportunity for those looking to enjoy the very best of both lifestyle and practicality. The property is available to rent immediately, and viewing is highly recommended to fully appreciate the scale and quality on offer.

Council Tax Band: F (Wyre Council )

Deposit: £1,730

Holding Deposit: £100

Parking options: Driveway, Garage, Off Street, Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Accessibility measures: Step free access, Lift access















Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.