



Plot 1, Acresfield

Bailrigg Lane 1 Lancaster 1 LA1 4AW

LAND AND  
NEW HOMES

FINE & COUNTRY



# Plot 1, Acresfield

An exclusive development of 3 contemporary bespoke architect designed homes tucked away on a quiet and private development finished to the very highest of standards with modern day living at the forefront of design; a place where space and light, modernity and tradition, house and garden, combine to create an energising contemporary home. Constructed by the aspiring ***Eston Homes Limited***, who strive to deliver on quality; impeccably designed and meticulously planned to afford every comfort and luxury in a seamless and subtle manner.



VIEWING IS STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS

The agents endeavour to make their sales details correct, however, the purchasers and their conveyancers should make their own enquiries as to the accuracy especially where statements have not been verified.

PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE TO VIEW TO CHECK AVAILABILITY AND CONFIRM ANY POINT OF PARTICULAR IMPORTANCE.





## Key Features

- Spacious and contemporary modern home
- Air Source heating
- Energy efficient
- Open plan living
- 4 bedrooms
- Underfloor heating to ground floor
- Single garage
- Aluminium windows/doors including aluminium/timber composite front door
- Slate roof
- Larch cladding
- Rural setting
- Upgrades/choices available
- 5 min walk to Lancaster University
- First properties to be built in this area in 20 years
- Entrance Via private road

# Plot I, Acresfield

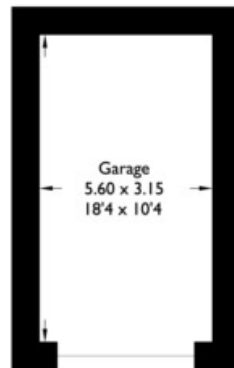
Approximate Gross Internal Area : 175.11 sq m / 1884.86 sq ft

Garage : 17.64 sq m / 189.87 sq ft

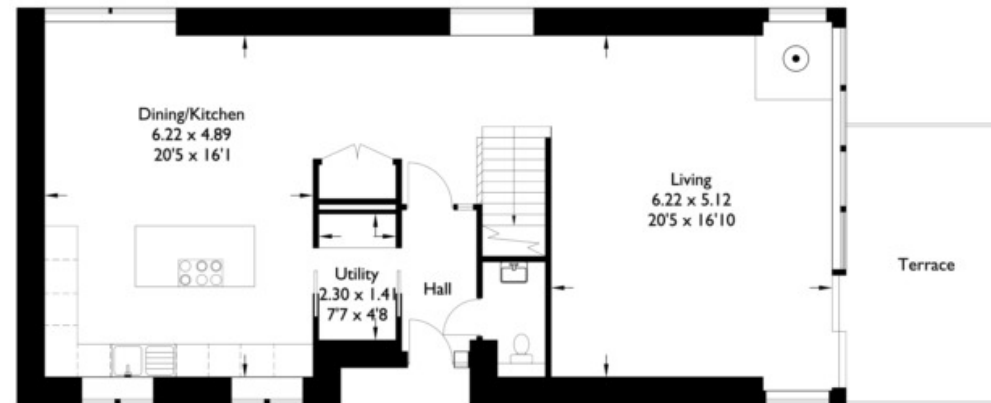
Total : 192.75 sq m / 2074.74 sq ft



First Floor



Garage



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.







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[fineandcountry.com](http://fineandcountry.com)