



Peveril  
Westbourne Road | Lancaster | Lancashire | LA1 5EF

FINE & COUNTRY

PEVERIL

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A handsome modern house, standing well at the head of an impressive driveway, set well back off the road and enjoying a great degree of privacy in mature and established gardens, the total grounds extending to 0.46 acres.

The well-proportioned and spacious accommodation is light filled and offers a wonderful family lifestyle with a covered porch opening to a generous hallway which is open plan to a dining room. The large sitting room has a real WOW factor with an extra tall ceiling, there is a spacious dining kitchen with separate utility room. A glazed verandah spans the rear elevation with doors out from the kitchen, dining room and sitting room. Completing the picture on the ground floor is a rear hall, wet room and an integral double garage. Rising to the first floor is a gallery landing, the principal bedroom has an ensuite shower room, there are four further double bedrooms and a house bathroom.

Outside, the driveway leads to an ample parking area with a flagged south facing terrace overlooking the main garden. Throughout the house the outlooks are lovely and leafy with views beyond the garden to Lancaster Castle, the Priory, Whernside in the Yorkshire Dales, Ashton Memorial, over towards Glasson Dock and the Fylde and in the winter months, out to Clougha and the Trough of Bowland.

For those seeking a modern home, whether as a family or a couple simply looking to spread out and enjoy the space, this is a superior house in a particularly desirable garden setting and an exceptionally convenient location for enjoying the benefits of city life.

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“ In 2004 we bought a plot with planning permission at auction. Commissioning a local team of architects, structural engineers and builders they built a house for us; we moved in during 2006. Using traditional methods of construction, we have a solidly built house that is well insulated and lovely to live in. It's been everything we could have wanted for a city centre family house for our three growing boys, but as they have now all left home it's a downsizing move for us; it's time for another family to enjoy Peveril just as much as we've done.





### Location

Within the Cannon Hill Conservation Area, popular Westbourne Road is a sought-after residential address. It offers the best of both worlds as within walking distance is everything that the vibrant city of Lancaster has to offer yet the setting of Peveril is unique being tucked away off the thoroughfare, down a treelined driveway that is quiet and peaceful – offering a most attractive balance to daily life. Occupying a generous plot, the setting is pleasingly private with mature trees and established planting.

Lancaster has wide appeal for all ages with an established cultural and music scene, excellent schools, a wide selection of restaurants, cafes and bars offering cuisines from around the world, a good range of high street and independent shops mainly located with the pedestrianised centre, a twice weekly market, a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and good healthcare provision with both private and NHS hospitals in the city.

Centrally situated, Peveril is convenient for those working at the universities and hospitals and is within walking distance for children attending the Grammar Schools or Ripley St Thomas Church of England Academy.

Whether you need to travel for business or pleasure, transport links are to hand. Importantly, the train station is within walking distance and has regular services to Manchester, London Euston, Glasgow and Edinburgh on the main West Coast line. If travelling by car, access to the M6 is either at J34 (where there is a convenient Park and Ride facility) or J33. The Lake District and Yorkshire Dales are only a short distance away.

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“ *The location has been great for bringing up a family – we are in a quiet, peaceful and tucked away position but have all the city amenities on our doorstep; being able to walk to the train station has been a real advantage. As teenagers our children were able to enjoy a degree of independence which also reduced the time we needed to spend providing a taxi service!*

*We've found some great walking and cycle routes locally with easy access onto the cycle path and then onto Glasson Dock, Morecambe Promenade or Caton.*













### Step inside

Pevenil is light filled and spacious with high ceilings, big windows, good proportions and the strong lines that come with a bold and modern design. The specification includes smart grey powder coated aluminum double glazed windows, the same grey is on the external doors. Sandstone has been used for external window cills and feature stonework.

Internally, all the ground floor is tiled and has underfloor heating, including the wet room ensuring it dries quickly after use. Since construction in 2006 there have been several upgrades such as the refitted utility room (2021) and two new remote controlled electric Hormann garage doors (2021).

A covered porch provides shelter upon arrival and opens into a generous hall with great storage on offer through two tall cupboards – one for coats, boots and shoes, a second for the vacuum, brooms and the like. The integral garage has extra depth and width proving useful for storage. The hall extends into an L shape from where the staircase with its oak balustrade rises and is then, in turn, open to the dining room making it open and airy with great flow.

The dining kitchen has a triple aspect including a square bay with a door out to the verandah covered terrace. With extensive oak fronted cabinets, it includes a freestanding island unit and breakfast bar with space for two stools. There's plenty of room for a dining table in the bay for kitchen suppers with a separate dining room for Sunday lunches, special occasions, high days and holidays. There is a sliding door out to the verandah. A short flight of wide oak steps leads down into the sitting room – it's an impressive room with great height and a vast amount of glazing, including another route out to the garden. A sleek and contemporary Faber living flame gas fire is set flush into the wall. It's a super room that lends itself beautifully to family life and welcoming friends around.

Lighting at the first floor there is a gallery landing with a deep shelved cupboard. The principal bedroom has a wonderful large square bay with floor to ceiling windows offering a panoramic view including towards the Fylde peninsular as well as a fully fitted dressing room and ensuite shower room with a three-piece suite.

Each of the remaining four double bedrooms has floor to ceiling windows, each room offering something individual in terms of outlook, but whether it is towards Glasson Dock, Lancaster Castle, the adjacent Priory, Ashton Memorial, Whernside in the Dales, over the garden or down the drive, there are all extremely good views – not at all overlooked and lovely to wake up to. All four rooms also feature fitted wardrobes.

The house bathroom has a four-piece suite including a separate shower and a traditional airing cupboard with a large tank.

In all, light and spacious with generous rooms and a well-planned layout. A practical house that will be as easy to run as it is enjoyable to live in.

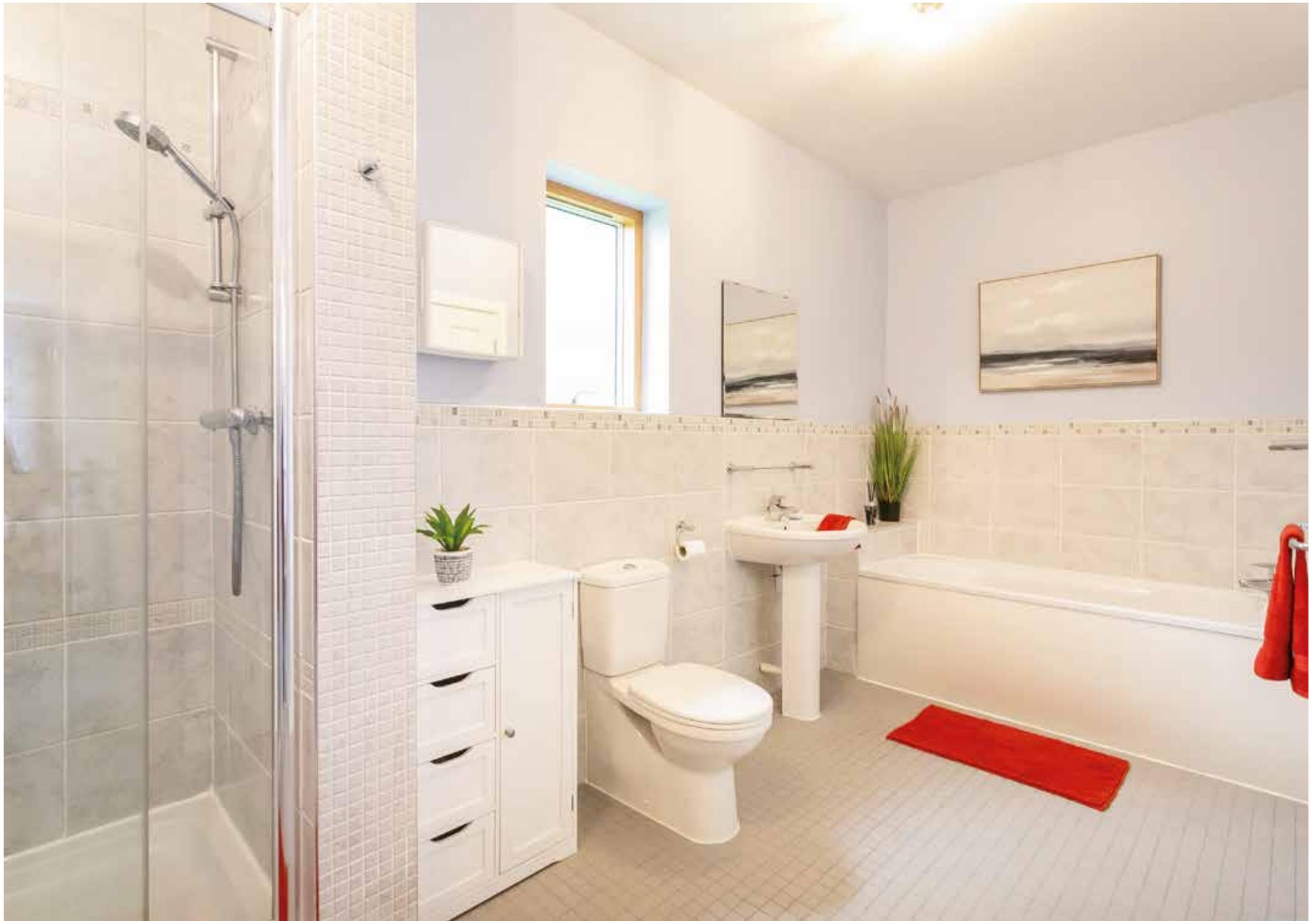
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“ The house faces south so the blinds on the rear windows are a bonus. The terrace gets great sunshine and when the leaves are off the trees we enjoy the view of Lancaster bathed in the glow of the sunset from the side of the house.













### Step outside

From Westbourne Road, curved walls sit either side of the driveway and a stone gate post with a slate name sign is positioned on the right. The impressively wide driveway leads to the house and is flanked by colourful planting and lawns. Arriving at the house, the gravel drive extends into a tarmac parking area with brick edging giving a neat finish. Sandstone flagged paths lead round either side of the house to a large, south facing, split level flagged seating terrace, part of which is covered by a verandah, providing a degree of shelter.

The garden has something on offer for all ages; a lovely level lawn perfect for ball games, swing sets or trampolines and planted beds and borders with traditional herbaceous planting which brings a succession of seasonal colour. Bulbs have naturalized over the years and start flowering in January with snowdrops on the lawn, then daffodils followed by tulips and bluebells. The vendors tell us they enjoy a variety of visiting garden birds as well as sparrow hawks and squirrels. The mixed hedges (include holly, hawthorn, privet and hazel) are full of wildlife and owls can be heard at night. A variety of apple trees have been planted including Discovery, Lord Lambourne and Bramley and there's a Victoria Plum tree too.

From a practical point of view, there is external lighting, power and water.

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“ With three boys we used to have a football goal on the lawn at the side of the house, more recently, we introduced additional planted beds to the garden but they could all be removed and grassed over for a young family that want to play out or there's room to have vegetable beds if that was of interest. The terrace has been great for al fresco dining; it's next to the kitchen, sheltered, private and very sunny.



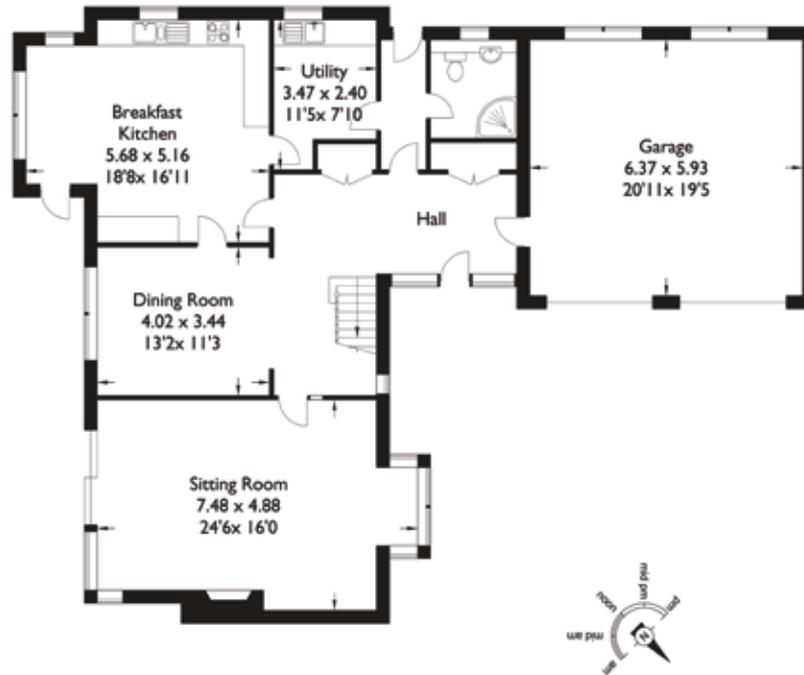


# Peveril

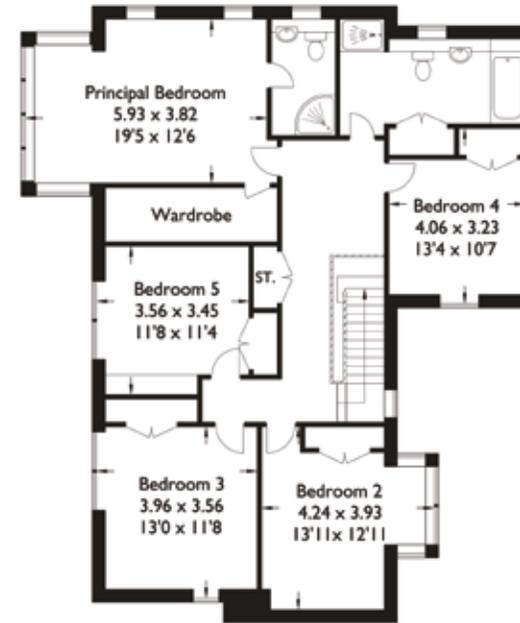
Approximate Gross Internal Area : 226.81 sq m / 2441.36 sq ft

Garage : 37.77 sq m / 406.55 sq ft

Total : 264.58 sq m / 2847.91 sq ft



Ground Floor



First 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.05.2024



# FURTHER INFORMATION

## *On the road*

M6 J34	2.6 miles
Preston	26.2 miles
Manchester	56.2 miles
Manchester airport	69.2 miles
Liverpool airport	71.3 miles
Windermere	29.6 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### **Broadband**

Superfast speed available from Openreach of 44 Mbps download and for uploading 8 Mbps. Cat 5 wiring to most rooms.

### **Mobile**

Indoor: EE, Three, O2 and Vodaphone likely for both Voice and Data  
Outdoor: EE, Three, O2 and Vodaphone likely for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

## *Rail Journeys*



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

## *Local Authority*

Lancaster City Council

## *Restrictions*

A covenant requires use as a single private dwelling house.

## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the utility room. Zoned underfloor heating on the ground floor, thermostatically controlled radiators to the first floor. Chrome heated towel rails in the bathroom, ensuite shower room and wet room. Security alarm. All five bedrooms have TV points and there is a booster aerial in the roof space.

## *Please note*

There are Tree Preservation Orders on mature trees within the garden and any replacements. Situated at a lower ground level than the garden (and therefore visually unobtrusive), Piggy Lane is a public right of way and runs behind the eastern and southern boundaries.

## *Directions*

[what3words wages.venues.crown](http://what3words.wages.venues.crown)

Use Sat Nav LA1 5EF with reference to the directions below:

On the one-way system around Lancaster (A6/King Street), turn left onto Market Street (becoming Meeting House Lane) following the signs for the train station. Pass the station and continue onto Westbourne Road. The entrance to Peveril is on the left, almost opposite Laurel Bank care home.

## Places to visit

Lancaster Castle and Priory  
Ashton Memorial and Butterfly House at Williamson Park  
Museums: Lancaster Maritime and City Museums and Judges' Lodgings  
The Storey (an arts centre)  
Live theatre - The Dukes and the Lancaster Grand Theatre, and Williamson Park hosts open air theatre during the summer  
Cinema - The Dukes and Vue

## Local leisure activities

3-1-5 Health Club  
Swimming, gym, climbing wall, tennis, badminton and squash facilities at the university  
There are thriving football, rugby and cricket clubs  
Golf clubs – Lancaster, Morecambe and Heysham

## Local eateries

The city offers everything from artisan coffee houses with light bites to fine dining; cuisines from around the world are on offer – here are a selection if you are new to the area

### Informal dining, cafes and pubs

From Atkinsons Coffee Roasters choose from The Castle, The Hall or the Music Room  
Stop off at The Water Witch or The White Cross after a canal side walk  
The Sun Hotel  
The Quarterhouse  
Journey Social  
Buccellis Italian  
Brew

### Special occasions

Quite Simply French  
Now or Never by Journey Social

## Great walks nearby

Straight from the door, there is a choice of routes that will take you around Fairfield Nature Reserve, along the canal out to Aldcliffe village or through Freeman's Wood to the River Lune's quayside and then south to Glasson Dock or east to Crook o'Lune.

There are many paths around the historic and landscaped Williamson Park with its focal point, the majestic Ashton Memorial.

The beauty of Lancaster is that it is enveloped in stunning surrounding countryside; two National Parks, two Areas of Outstanding Natural Beauty and the Lune Valley are all within driving distance for great days out.

Both are famed for their walking and hiking routes, the Lake District offers Wainwright's 214 fells to explore and in the Yorkshire Dales, there are the Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) as well as many lower level undulating valley walks.

Delightful coastal countryside is to be found in the AONB of Silverdale and Arnsdale and The Forest of Bowland offers fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. From Lancaster the Lune Valley Ramble is a very pleasant level route tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

## Schools

### Primary

Moorside Primary School  
Lancaster Christ Church CoE Primary School  
St Bernadette's Catholic Primary School  
Dallas Road Primary School

### Secondary

Lancaster Royal Grammar School and Lancaster Girls Grammar School  
Ripley St Thomas CoE Academy  
Our Lady's Catholic College

### Further Education

Lancaster University  
University of Cumbria (Lancaster campus)  
Lancaster and Morecambe College

## Included in the sale

Fitted carpets, curtains, curtain poles, day and night blinds (in bedrooms 1, 3 and 5, the dining room and south facing kitchen window), light fittings and integral kitchen appliances as follows: combination oven/grill and combination fan oven/grill, double height warming/proving drawer, dishwasher (all Siemens), De Dietrich induction hob and an Elica extractor fan. Available by way of further negotiation are the Miele washing machine, Fisher & Paykel fridge freezer and the Panasonic microwave.

Guide price £895,000

Council tax band - G

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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