



Aldcliffe Heights  
Aldcliffe | Lancaster | Lancashire | LA1 5BG

FINE & COUNTRY

# ALDCLIFFE HEIGHTS

---



Welcome to Aldcliffe Heights, Aldcliffe Hall Drive, Aldcliffe Village, near Lancaster, LA1 5BG

Views, views, views!

Aldcliffe Heights has some of the best views (and sunsets!) around – 180 degrees of pure panorama taking in Lancaster Castle and Priory, the coastline from Morecambe to Heysham and the River Lune estuary, including the historic 17thC tide-affected pub, Snatchems, all with a blanket of fields and Fairfield Nature Reserve in the foreground and the Lakeland fells in the far distance. Clouds permitting, great views can be had of the Coniston Hills, The Langdales and even Scafell Pike. The view is a work of art, different from season to season, day to day even hour to hour.

In a quiet and peaceful setting at the head of a private lane, on the brow of Aldcliffe Hill, the property is set within a secure, gated and very private garden which wraps around the bungalow, indeed, one of the many delights of Aldcliffe Heights is the outside space on offer. The gardens are well stocked and established being well screened from the few neighbouring properties ensuring that when you are enjoying one of the many distinct seating areas or terraces you are wonderfully private, critically the gardens are then open where it matters most – the fabulous panoramic views.

This tucked away semi rural setting and general location will appeal to those looking to take advantage of all that the vibrant city of Lancaster has on offer in terms of excellent schools and commercial enterprises, a thriving high street and wide choice of restaurants offering cuisines from around the world and a diverse arts and cultural scene.

The orientation of the property and extensive glazing ensures that it is also an exceptionally bright and sunny internally. Well proportioned accommodation is beautifully presented and immaculately kept with a stunning garden room, a sitting room that extends into a conservatory, a high spec dining kitchen with utility room, four double bedrooms, a bathroom, wet-room and cloakroom.

This is a prime property in a choice setting with exceptional views.

---

“ It was the view that sold this property to us. We knew we could change and upgrade the accommodation but the one thing we could never change or improve upon was the view. It’s pure gold and has been the background to our lives for the last eighteen years; we have loved every minute of living here.”





## Location

Situated on a gentle hill Aldcliffe Village is separated from Lancaster by open countryside yet remains within easy walking distance of the city centre, around 20 minutes along the beautiful Lancaster Canal, and as such is sought after by a variety of different buyers as one of Lancaster's premier residential areas as it offers a great lifestyle enhancing balance of country and city lifestyles.

It is convenient for those working at the Universities of Lancaster and Cumbria and the hospitals (there are both private and NHS in the city). Aldcliffe Heights is within walking distance for children attending the Grammar Schools or Ripley St Thomas Church of England Academy. It's also handy for all that Lancaster has to offer in terms of retail, social and commercial opportunities and is convenient for those needing the train station whether for commuting or away days; Lancaster station is on the main west coast line with frequent services to Manchester and London Euston. By road, Aldcliffe is easily accessible to the wider road network via the M6, via either J33 or 34 bringing travel for work and pleasure in easy reach.

“ We've really valued the location. It has a country feel and outlook, but we can easily walk into the city centre. On top of that, the setting, atop a hill, is absolutely unique and is situated at the end of a quiet single track cul-de-sac and therefore traffic free.”











### Step inside

Built in 1957 and bought by the current vendors in 2005, this single storey detached property has been remodeled, extended and extensively upgraded to create the impressive property now on offer.

Contemporary clean lines and a colour palette that flows from room to room and reflects nature ensures that Aldcliffe Heights has a bright and fresh feel with high quality modern appointments for ease of living. For reduced upkeep there are uPVC windows and doors and white high gloss, part glazed internal doors. Most windows are fitted with blinds rather than curtains to enhance the architectural clean lines. The Velux skylights in the garden room and principal bedroom have remote operation and rain sensors with all internal lights fitted with dimmer switches.

Big picture windows, frameless glass curtains, French windows and fully glazed external doors enable light to flood in and allow the fabulous view be fully appreciated throughout. There's a real connection between the bungalow and garden as it's possible to step outside from virtually every room.

The entrance hall and inner hallways (with oak parquet flooring) provide a connection and flow between all rooms. There are two main living rooms, the garden room and sitting room.

Truly a room for all seasons, the garden room provides a warm and cosy sitting room in autumn and winter with its oak floor and open fire grate, whilst in the summer with the glass curtain wall fully open it enjoys an excellent flow from the inside out to the terrace. The striking fire surround is green granite and the copper radiator cover is a work of art in its own right. The ceiling rises high to the roof apex and gives the room a really airy feel, enhanced by the twin multi pendant light fittings.

Off the hall, a fully glazed door opens to the sitting room which extends into the conservatory where the 180 degree view really speaks for itself. A cleverly positioned internal blind enables a degree of shade for watching the big screen when the sun is flooding in. The wall hung TV has concealed cabling and ten surround sound speakers for a fully immersive experience.

The sociable dining kitchen has space for a conventional dining table and for more informal dining the central island has a breakfast bar with space for four stools. With pale grey high gloss fronted Siematic handleless cabinets it is sleek, stylish and well equipped. Integral appliances comprise a five plate induction hob, an electric fan oven and combination oven/grill/microwave and dishwasher (all NEFF), tall larder fridge and tall freezer (both Miele), Gaggenau teppanyaki hot plate and a ceiling extractor fan.

The neighbouring utility room has plumbing for a washing machine and is vented outside for a tumble drier and is fitted with white high gloss fronted cabinets. Beyond the utility room is the cloakroom, stylishly fitted with a two piece suite.

Wake up and see the view! Along one entire wall in the principal bedroom are sliding doors that open out onto the sunset patio. The ceiling rises high to the roof apex and gives the room a really airy feel; two large Velux skylights allow you to feel that you can almost touch the sky as you stargaze before drifting off to sleep.

Three further bedrooms are all doubles, two have doors to the garden and all enjoy good outlooks.

The main bathroom is worthy of any boutique hotel with a double ended bath, large walk in shower with both rainfall and handheld heads, a white high gloss vanity unit and WC. Ensuring a polished look are the finishing touches; an illuminated mirror, tall storage cabinet and surround sound speakers.

Both the bathroom and the wet-room have marble effect composite wall paneling for a glamorous look. The wet-room has a rainfall shower, high gloss vanity unit and WC.

There's a pull down ladder to the loft which has central height, boarding and light.

---

“ We love to entertain and this is a great place for a party. There are so many doors out into the garden and the sound system works both inside and out so there's a natural flow. Whilst it can easily hold a crowd, at the same time, there are cosy areas for when it's just us, like the garden room. With the fire roaring and the rain on the skylights above (or even better when it snows) it's incredibly atmospheric.”









### Step outside

The electric wrought iron gates, incorporating the name of the house, sweep open to a generous parking area where there is space for five or possibly six cars to park without double parking. There is also a pedestrian gate set within a fragrant jasmine covered archway.

The parking area is block paved and this continues in paths around the property, extending to a substantial terrace at the rear. The front door is round to the left and approached under a rose covered trellis arch.

There are several seating areas throughout the garden, each one carefully created to enable day long enjoyment of the outdoor space that has been considerably designed, well planted and lovingly tended. Distinct areas enable movement around the garden depending on the time of day, whether you seek light or shade, whether there's just you or a dozen more and your purpose; it may be an alfresco breakfast, a quiet coffee with the papers, a long leisurely lunch with a bbq stretching long into the afternoon, pre dinner drinks, an evening supper with friends or a chilled sundowner as you reflect on the day and marvel at the deepening sunset. It's a garden that just keeps on giving.

Deserving a special mention is the west facing sandstone flagged tiered terrace and the contemporary raised deck with glass balustrading. The deck enjoys an advantageous position as far as the views are concerned which is really a living and breathing work of art; bordering the open countryside there are roses planted along the boundary, with space for both dining and lounge furniture and there's a distinctly Mediterranean feel about it, no wonder it's a favourite place for the owners as it gets the first and last of the sunshine.

There are several outside storage areas; a large shed with double doors at either end (for the easy access and exit of the mower) has power and is adorned with wisteria and clematis. There is also a pair of sheds (one of which has power laid on) and external fuel stores for the open fire.

There are strategically placed external lights (including feature lights set into the soffit boards of the roof), power points, sound speakers and water taps as well as an EV charging point.

There is an irrigation system in place to water the bamboo plants either side of the main gates and a water butt collects rainwater for watering the garden. The post box is located outside the gates.

---

“ It's such a private garden; we're not overlooked from any angle. The wide expansive view means that we never feel contained; it's just so open.

*We love to have family and friends over. We once hosted a mid summer champagne and seafood dinner in a marque on the top terrace, it was absolutely magical.”\**



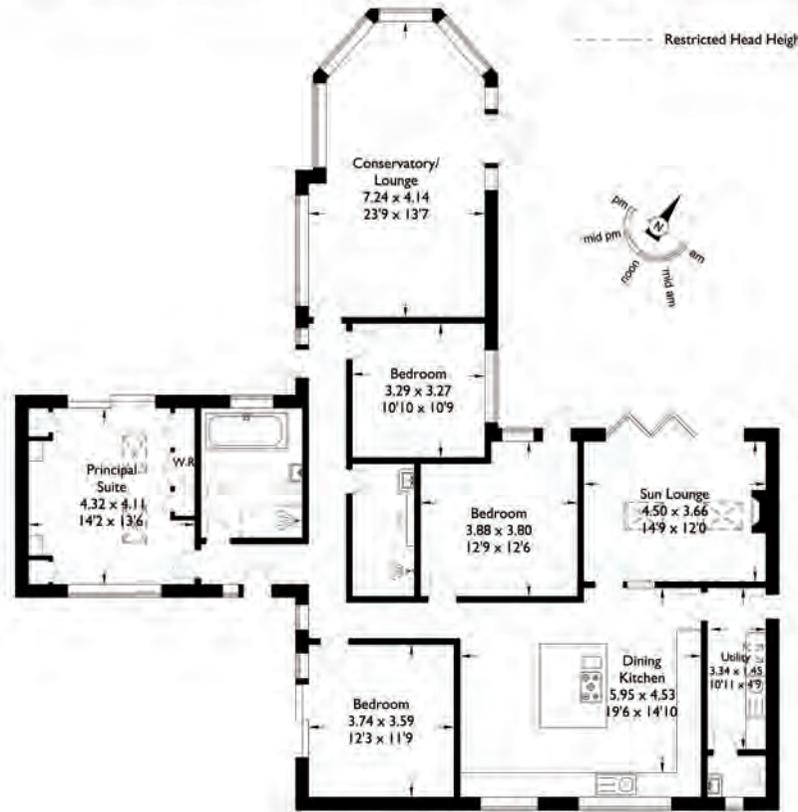




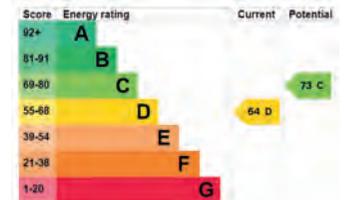
Fidcliff  
Berghes

## Aldcliffe Heights

Approximate Gross Internal Area : 169.60 sq m / 1825.55 sq ft  
 Total : 169.60 sq m / 1825.55 sq ft



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 01.11.2024



# FURTHER INFORMATION

## *On the road*

M6 J34	4 miles
Lancaster	1 mile
Lancaster station	1.3 miles
Preston	22.5 miles
Windermere	30 miles
Manchester	53 miles
Manchester airport	62 miles
Liverpool airport	68 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.

## *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.



## *Great walks nearby*

Right from the door – the owners recommend a variety of circular routes which include Lancaster canal, the historic quayside, the River Lune and along the old railway to Glasson Dock. Slightly further afield but definitely worth getting in the car for there are the fells of the Lake District (214 Wainwright Fells to tick off your list) and Yorkshire Dales (including Yorkshire's famous three peaks; Ingleborough, Wharfedale and Pen-y-ghent) National Parks

## *Directions*

what3words: [///ecologist.ends/lazy](http://ecologist.ends/lazy)

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

Approaching from Lancaster city centre on the one way system, drive through impressive Dalton Square and pass Lancaster Town Hall on the left. Straight through the first set of lights (Magistrates' Court on the left) and at the second set, proceed straight ahead onto Aldcliffe Road. Pass Aldi on the right and continue as the road follows the route of Lancaster Canal (on your left). The road continues into a semi rural setting with Fairfield Nature Reserve on the right, bear right onto Aldcliffe Hall Lane and then right onto Aldcliffe Hall Drive. Proceed to the very end (there are bollards blocking the thoroughfare) and Aldcliffe Heights is the last property on the left.

## *Services*

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Baxi combi boiler in the utility room. Chrome heated towel rails in the bath and wet rooms.

SONOS surround sound speakers in the sitting room, dining kitchen, garden room, conservatory, principal bedroom, bathroom and garden.

## *Please note*

There are full rights of way over the shared private drive which is owned by Guernsey Estate. Upkeep is shared, according to user.

*All images within our brochure were taken in June 2023*

## *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)  
The Dukes and the Lancaster Grand Theatre  
Williamson Park hosts open air theatre during the summer  
The Dukes and Vue cinemas

## *Local leisure activities*

Lancaster Golf Club  
3-1-5 Health Club  
Swimming at the university  
There are thriving football, rugby and cricket clubs

## *Places to eat*

With cuisine from around the world represented in the city, we're spoilt for choice here in Lancaster but here are a few local favourites

### **Informal dining, cafes and pubs**

The Sun Hotel  
The Quarterhouse  
Journey Social  
Brew  
The Music Room, The Hall and The Castle by Atkinsons Coffee Roasters

### **For fine dining**

Quite Simply French  
Now or Never by Journey Social

## *Schools*

### **Primary**

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

### **Secondary**

Royal Lancaster Grammar Schools  
Ripley St Thomas CoE Academy  
Our Lady's Catholic College

### **Higher education**

Lancaster University  
University of Cumbria in Lancaster  
Lancaster and Morecambe College

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described along with security alarm. The TV surround sound system and the Control4 and Onkyo amplifier central control system.

*Guide price* £850,000

Lancaster City Council Council tax band - F

Tenure - Freehold



# FINE & COUNTRY

---

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

Fine & Country  
Tel: +44 (0)1524 380560  
sales@fineandcountry-lakes.co.uk  
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

