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15 St Marys Parade
Lancaster | LA1 1YX
Guide Price £525,000

15 St Marys Parade

Lancaster

This elegant Grade II Listed townhouse provides surprisingly generous, double-fronted accommodation arranged over four characterful floors. Rich in period detail, the interior retains original period features and offers exciting scope for sympathetic updating. West-facing rooms enjoy striking views of Lancaster Castle, while eastern outlooks take in the city's rooftops and the distant local landmark of the Ashton Memorial. The ground floor features two inviting reception rooms, with a kitchen and versatile dining room on the lower ground floor, together with two useful storerooms and a cloakroom. The upper floors offer four double bedrooms, each with its own ensuite. A delightful rear courtyard garden completes this remarkable historic home.

Here you can discover the charm of city living on St Mary's Parade, one of Lancaster's most desirable residential locations set within the prestigious Castle precinct. Positioned beside the imposing Lancaster Castle and the historic Priory Church, the parade offers a rare blend of heritage, convenience and character. Just moments from Lancaster train station and a short stroll to the city centre, it is perfectly placed for a car-free lifestyle. Professionals and families alike will appreciate the vibrant cultural scene and access to excellent local schools, all within walking distance.

LOCATION

Within the Conservation Area and offering all of lifestyle benefits of city living, St Mary's Parade is central to one of Lancaster's most sought-after residential locations. Within the prestigious Lancaster Castle precinct, the parade is perfectly positioned beside the imposing Lancaster Castle, a captivating and well-preserved local landmark and the historic Priory Church; this address offers a truly unique blend of heritage, convenience and immense character.



Residents enjoy the rare privilege of living just moments from Lancaster train station (on the main west coast line), making commuting, visits to London or Edinburgh or exploring the whole country accessible. St Mary's Parade also sits within easy walking distance of the city centre, placing an array of shops, restaurants, cafés and essential services quite literally on your doorstep. From boutique retailers to popular dining spots, everything you need is close at hand to live a car-free life.

Professional buyers benefit from Lancaster's vibrant cultural atmosphere as do families who will also appreciate access to excellent local schools. St Mary's Parade provides a peaceful, historic setting without sacrificing the convenience of modern urban living, an ideal location for those seeking both charm and practicality in the heart of the city.

STEP INSIDE

Step over the threshold and into this elegant Grade II Listed townhouse to discover generous, double-fronted accommodation arranged over four well-proportioned floors. Rich in original period features, including sash windows, pine internal joinery (window shutters, staircase balustrading and skirting boards), exposed stonework and characterful fireplaces, the interior offers quaint heritage charm which whilst it has been modernised some time ago, now offers an exciting opportunity for new owners to update and refresh the property to their own taste and specification.

The west-facing rooms enjoy captivating views of the imposing medieval Lancaster Castle, while to the east, the outlook sweeps across the city's enchanting roofscape, dotted with chimney pots and stretching out towards the iconic Ashton Memorial on the horizon. These contrasting vistas bring natural light and a continuous sense of place to each floor. The ground floor offers two inviting reception rooms, ideal for when you have friends or family visit or for relaxed everyday living. On the lower ground floor, a kitchen sits alongside a versatile dining room (with a door out to the rear courtyard garden), perfect for family meals or hosting guests. This level also includes two extremely useful storerooms and a well-placed cloakroom, enhancing practicality.





Across the first and second floors, four double bedrooms are arranged as two on each level, each one benefiting from its own ensuite bath or shower room. This thoughtful layout provides privacy and comfort for family members and guests alike, making the property exceptionally flexible for modern living.

With its timeless architecture, atmospheric views and adaptable layout, this impressive townhouse presents a rare opportunity to create a truly special home in one of Lancaster's most prestigious locations.

HISTORICAL NOTE

No.15 is Grade II Listed, Historic England's online listing states that the house was formerly two, and dates to the mid 19th Century, in the 20th Century it was altered to the current configuration.

STEP OUTSIDE

There is a charming courtyard garden to the rear of the house with room to set out garden furniture. A handy shed sits in the corner of the yard for storage.



On the road

Garstang	14.9 miles
Preston	25.9 miles
Manchester	55.9 miles

Transport links

Lancaster railway station walking distance

M6 J34	2.5 miles
Manchester airport	65.4 miles
Liverpool airport	70.9 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.

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
Myerscough College

Rail journeys

Manchester Piccadilly	57 minutes
London (Euston)	2 hours 30 minutes
Edinburgh	2 hours 17 minutes

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Things to do

Places to visit

Lancaster Castle and Priory,
Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
Cinema: The Dukes and Vue
Local arts centre: The Storey

Sport and recreation

Local cricket, football, tennis and rugby clubs in Lancaster
Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University Sports Centre
3-1-5 fitness centre and Salt Ayre leisure centre
Lancaster Golf Club with others nearby at Morecambe, Heysham and Garstang
Parkrun on a Saturday morning at Williamson Park or Morecambe Promenade

Places to eat

Informal dining, cafes and pubs

Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey, The Stonewell Spring Delicatessen & Wine Bar, Pizza Margherita and The Sun Hotel

Special occasions

The Quarterhouse, Quite Simply
French and Merchants 1688

Great walks nearby

In and around Lancaster there are lovely walks along Lancaster Canal's towpath, from the quayside to Glasson Dock, around Fairfield Nature Reserve and Williamson Park, a 19th century ornamental

park which covers over 50 acres including Fenham Carr woodland.

On top of this there is much open countryside within reach for day trips including the National Parks of the Lake District and Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and Arnsdale and Silverdale on the coast and the fabulous promenades at Morecambe and Grange over Sands.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the dining room.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Please note

There is a pedestrian right of way across the back yard in favour of No.9 for the purpose of removing refuse.

No.15 exercises a pedestrian right of way across the back yard of No.19.

No. 15 has a restrictive covenant preventing use as a restaurant or similar trade.

Whilst there is no private parking with the house, resident and visitor permits from Lancaster City Council are available for spaces in the locality.

Local Authority charges

Lancaster City Council
Council Tax band E

Tenure

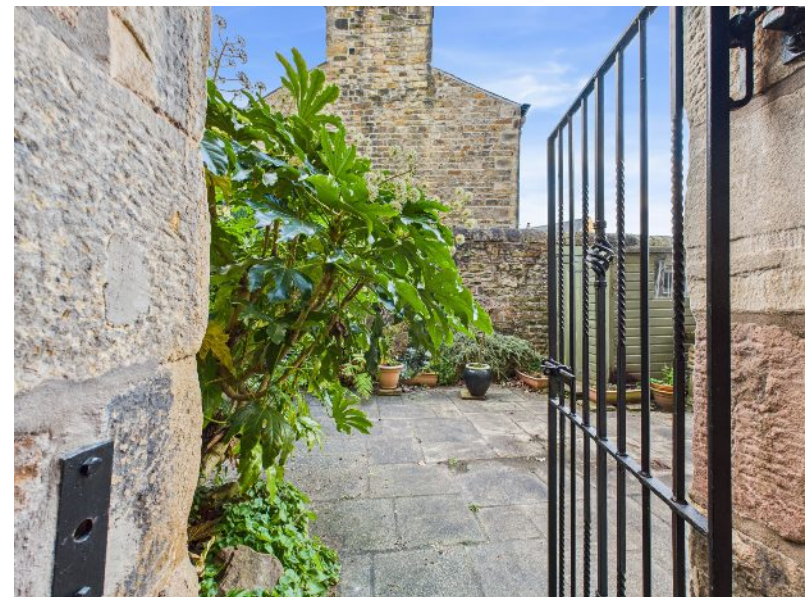
Freehold

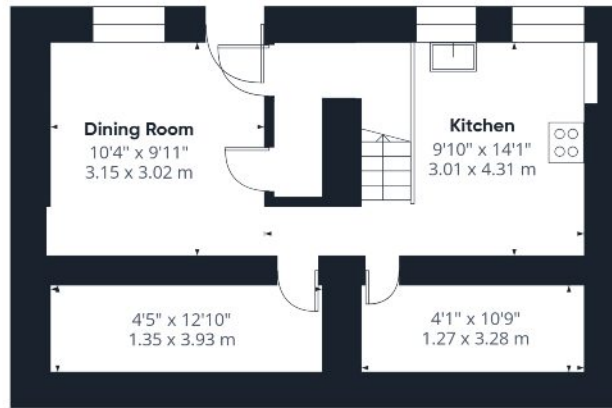
Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, garden shed and fitted appliances of NEFF gas hob, NEFF electric oven and grill.

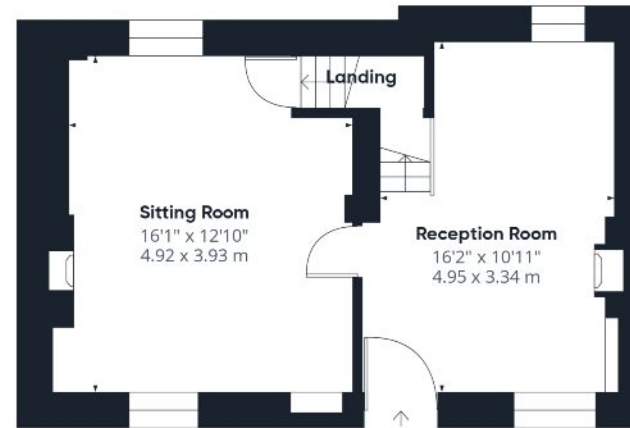
Directions

what3words chip.hotels.sugar
Download the **what3words** App or go online for directions straight to the property.

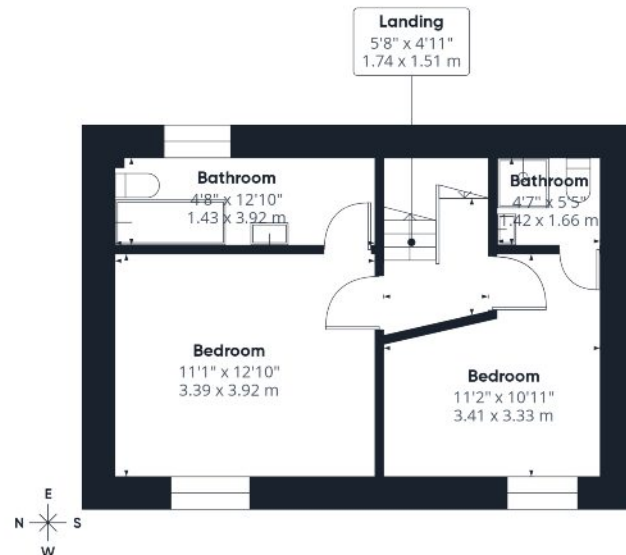




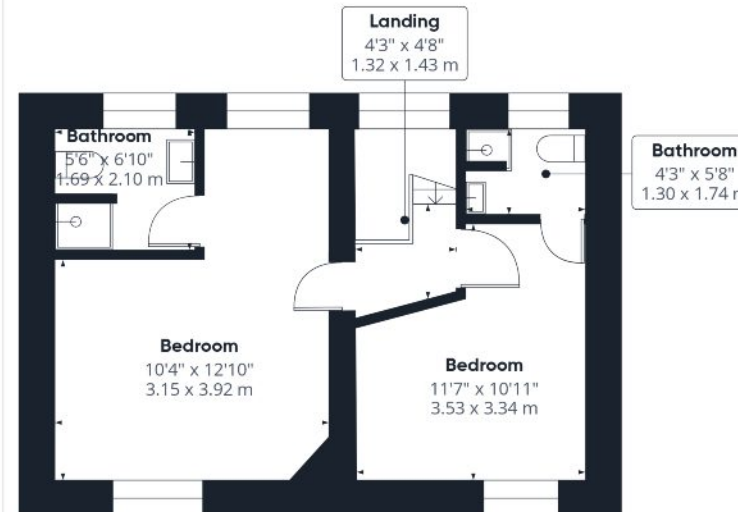
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1453 ft²

134.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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