



Greaves Cottage
Galgate | Near Lancaster | LA2 0NS

FINE & COUNTRY

WELCOME TO

GREAVES
COTTAGE







Intriguing and extremely unique, Greaves Cottage is a Heritage cottage, which has been sympathetically and meticulously renovated by the present owner; to create a most wonderful and extended, charming home. Converted in 2015, formally the gardener's cottage for Ellel Hall; the vendor has been careful to restore many original features including exposed stone wall detailing and curved walls, whilst providing a modern and highly versatile home. The location being only a stones throw from the canal provides a peaceful and convenient setting. The accommodation is set out over two floors; the ground floor living area is well thought out and planned which utilises the space well, with the additional benefit of an extension. The first floor is quirky and compact, which provides two good sized double bedrooms, both full of character and charm. The walled garden to the property is a delight and a real luxury, the property also benefits from a fabulous all weather pod.

Conveniently located the property benefits from an excellent semi rural situation; yet is only a ten minute drive into the centre of Lancaster; superbly placed for the Royal Lancaster Infirmary, Lancaster University and the M6 J33 which is a ten minute drive away, providing commutable distances to the Lake District, Manchester and Liverpool. This property will appeal to a wide range of buyers. Families, couples and singles at any stage of life will find so much on offer in this location and from this well maintained property. Galgate has a good range of everyday amenities and Booths Supermarket is just a short drive away. Lancaster itself has a plethora of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene. This property will prove very popular with a range of buyers including those looking for the perfect permanent home in a quaint village location, or indeed those seeking a second home; the perfect bolt hole with a lock up and leave aspect.





Accommodation

On entry into this spectacular home, you are instantly greeted through the entrance vestibule and into the snug. This room demonstrates the exacting high standard of specification and finish which is immediately visible, with all the advantages of modern day living, whilst still retaining character features and charm. A multi fuel fire is a focal point which sits upon a slate hearth, the perfect room to enjoy in the evenings and winter months. Conveniently situated, the family bathroom which has thermostatically controlled under floor heating is located to the ground floor; comprising a five piece suite, including a digital shower; bath, WC, vanity unit and towel radiator. The floors are attractively tiled and the room has an impressive curved wall which creates appeal within this wonderful bathroom. Adjacent to the bathroom, there is a cloakroom comprising WC and wash hand basin with the additional benefit of a built in storage cupboard with power – perfect for hiding and charging the Hoover!





Extended around 3 years ago, the living room is a great addition of generous proportions, flooded with natural light by way of bi-folding doors which overlook the walled garden and a large Velux skylight window; a place for the whole family to relax and unwind. The living room in turn leads into the open plan kitchen, formerly the pottery, but is now certainly the heart of the home. The kitchen comprises a range of wall and base units, topped with hardwearing worktops, a sink and drainer, integrated dishwasher, washing machine and a Rangemaster cooker. The room is finished with attractive wall boards, which were sourced from Liverpool docks, which are a wonderful feature and complete this room. The kitchen has access into the garden by way of French doors, perfect for al fresco dining in the summer months which enjoys a good degree of privacy.

The first floor is accessed from the snug, by way of the open staircase which leads to the compact and cosy landing area. There are two double bedrooms, one to the front and one to the rear both with individual features and unique aspects over the garden. The rear bedroom benefits from built in storage cupboard which are deep and practical.





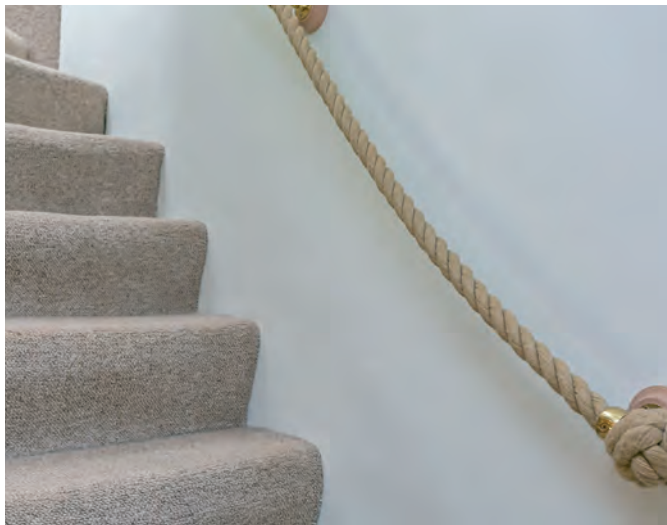










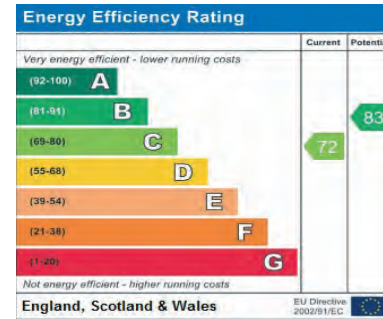




Outside

Greaves Cottage is highly unique in many ways, yet perhaps one of its most fantastic features is its generous and private walled garden and outside area in such a central village location, bounded by mature shrubs and trees including a renowned monkey puzzle tree. The property is set back slightly from the road and benefits from a private, covered carport parking area to the front with power for an electric car. The property is being sold with an extremely impressive "Rotating Lounger" by Ornate Gardens; an architectural feature that provides an extra outdoor room and seating for up to eight guests, with a panoramic view of the garden, all year round.





Address:
Greaves Cottage

Directions

From Lancaster take the A6 towards Galgate. On entering Galgate at the main traffic lights turn right on to Salford Road. Continue a long this road under the viaduct towards Conder Green and fork left onto Birch Avenue. Greaves Cottage is situated on your left hand side after around 0.2 miles.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band

D



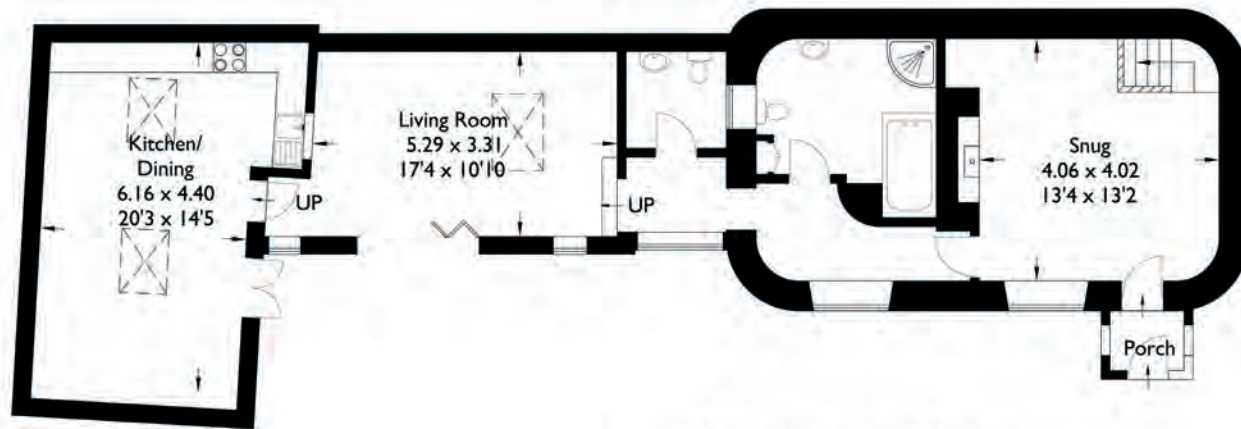
Greaves Cottage

Approximate Gross Internal Area : 111.16 sq m / 1196.51 sq ft

Total : 111.16 sq m / 1196.51 sq ft

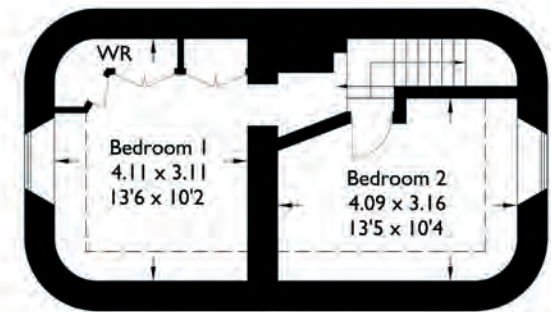


 Restricted Headroom



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.



First Floor

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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



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