



## 49 Brookhouse Road, Caton, Lancaster, LA2 9RG

Boasting an array of character features along with occupying a generously sized plot with pleasant views across the Lune Valley, is this impressive six bedroom Victorian detached house on Brookhouse Road. An ideal family home, the unique property provides spacious living accommodation spread across three floors along with offering plenty of scope for cosmetic modernisation to create a contemporary family home with a versatile layout. Internally, the striking property is full of period features including sash windows and decorative cornicing and briefly comprises on the ground floor of a welcoming entrance hall, a sizeable lounge that spans the full length of the property, an inviting dining room and a kitchen breakfast room. To the first floor are three excellent sized double bedrooms, a family bathroom suite and a separate WC. Up on the second floor are two more double bedrooms and a single bedroom, along with a three piece shower room suite. Externally as well as boasting a new roof and windows, a large garden can be found to the rear which is split in to a large patio seating area making it an ideal space for outside entertaining, and a lawned garden with mature flower beds which is perfect space for children & pets to play. The detached double garage can also be accessed from the garden, as well as a useful outside WC. To the front is a driveway providing off road parking and a well stocked courtyard garden area, with a lane to the side providing vehicular access which then leads into the garage. Centrally located within the popular village Caton, the property is well supported by local amenities including shops, pubs, a pharmacy and a highly regarded primary school (Ofsted rated Good). Junction 34 of the M6 is only a 5 minute drive away and there is quick access into Lancaster city centre with a choice of excellent schooling, hospital, University and main line rail connections.



## Ground Floor

### Entrance Hall

Welcome entrance hall with Victorian tile flooring, radiator and ceiling light.

### Lounge

Spacious reception room spanning the full length of the property, feature stone fireplace, patio sliding doors leading out to the rear garden, sash bay window to front aspect with secondary glazing, radiators and ceiling lights.

### Dining Room

Inviting dining room with a sash bay window to front aspect with secondary glazing, solid wood flooring, radiator and ceiling light.

### Kitchen / Breakfast Room

Fitted kitchen with a range of base and wall mounted units, Range multi oven and hob gas cooker, plumbing for dishwasher and washing machine, space for fridge freezer, sink and drainer unit. Also providing access to handy under stairs storage cupboard, a door leading out to rear garden, window to rear aspect, radiator and ceiling light.

## First Floor

### Bedroom One

Large double bedroom with a range of fitted wardrobes, sash windows to front aspect, radiator and ceiling light.

### Bedroom Two

Second double bedroom with sash windows to front aspect, radiator and ceiling light.

### Bedroom Three

Third double bedroom with a window to rear aspect, radiator and ceiling light.

### Bathroom

Well proportioned three piece suite comprising of a large corner bath, shower cubicle and wash hand basin. Built in store cupboards, windows to side and rear aspects, towel radiator and ceiling lights.

## WC

Low flush WC with wash hand basin, window to rear aspect, ceiling light.

## Second Floor

### Shower Room

Three piece suite with a built in shower cubicle, low flush WC and wash hand basin. Window to rear aspect, towel radiator and ceiling lights.

### Bedroom Four

Fourth double bedroom with built in cupboards, window to rear aspect, radiator and ceiling light.

### Bedroom Five

Fifth double bedroom with built in cupboards, windows to front aspect, radiator and ceiling light.

### Bedroom Six / Study

Single bedroom or study, with a window to front aspect, built in cupboards, radiator and ceiling light.

## External

The property occupies a generously sized plot with a large garden to the rear, split in to a large patio seating area making it an ideal space for outside entertaining, and a lawned garden with mature flower beds which is perfect space for children & pets to play. Also gives access into the detached garage and an outside WC. To the front is a driveway providing off road parking and a well stocked courtyard garden area. The property also has vehicular right of access along the lane to side of the house which then leads into the detached double garage.

## Double Garage

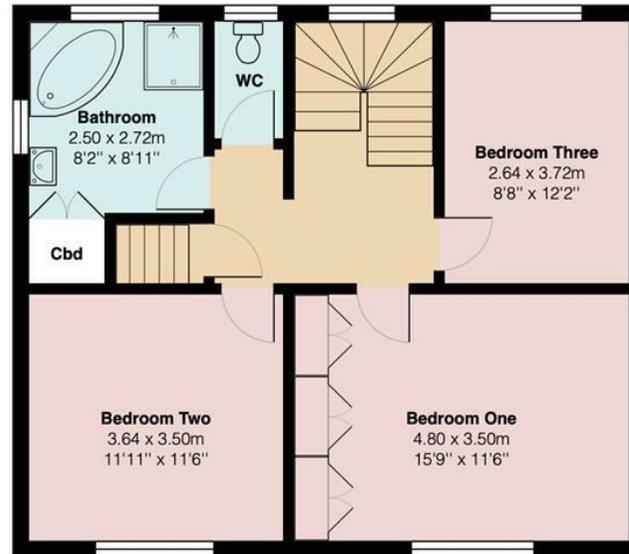
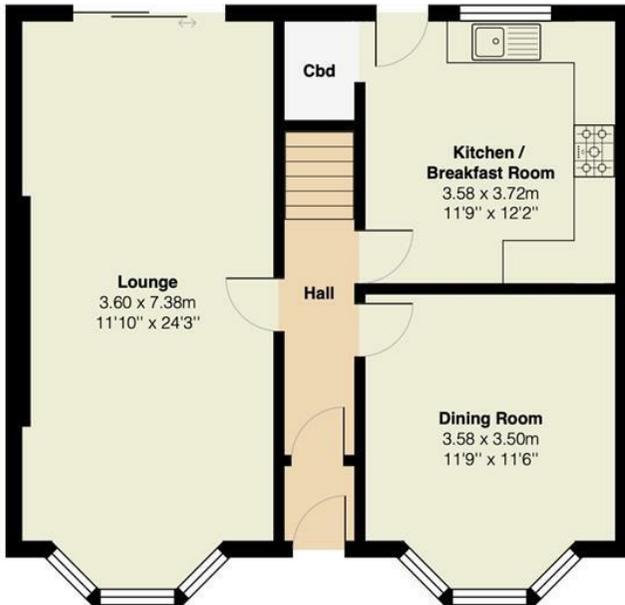
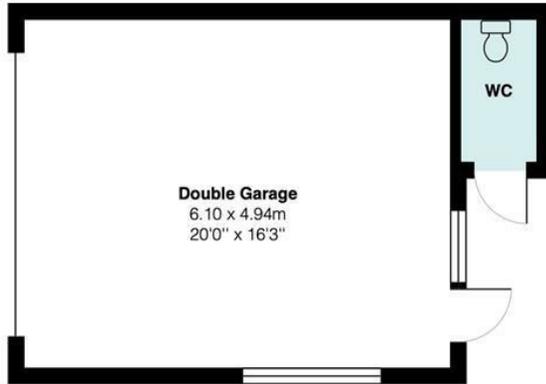
Garage has an up and over door to the front, a door to the rear leading directly to the garden, power and lighting. The current owner also have utilised the pitched roof by boarding it out and creating handy loft storage area.

## Council Tax

Band E







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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