

26, De Vitre Cottages Ashton Road, Lancaster, LA1 5AN



£210,000

Step inside this charming cottage and you're immediately welcomed by an abundance of original period features. The lounge sets the tone with its striking stone fireplace, complete with an inset multi-fuel stove, and beautiful parquet flooring that adds both character and warmth. The kitchen has been thoughtfully designed, showcasing bespoke cabinetry paired with solid oak work surfaces, and seamlessly leads into a useful utility room with direct access to the garden.

Upstairs, the first floor offers two delightful double bedrooms and a stylish modern bathroom, perfectly balancing charm with comfort. Outside, a low-maintenance courtyard opens through a gate to a picturesque garden, mainly laid to lawn and bordered by an array of mature trees and shrubs.

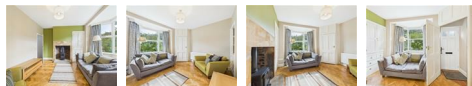
DeVitre Cottages offer something truly unique. Tucked away on Ashton Road, this cottage enjoys a peaceful, semi-rural setting while still being only a few minutes' drive from Lancaster's historic city centre. Surrounded by greenery and open space, the location combines the best of both worlds: a countryside feel with the convenience of nearby amenities. Booths supermarket, Lancaster Golf Club, and two of the area's major employers, the hospital and university, are all within easy reach.

Over the past decade, the owners have carried out a series of considered improvements, thoughtfully redesigning the layout and upgrading the finish to create a home that flows beautifully and offers effortless modern living.

Entrance Vestibule

Tiled floor, door to the lounge.

Lounge



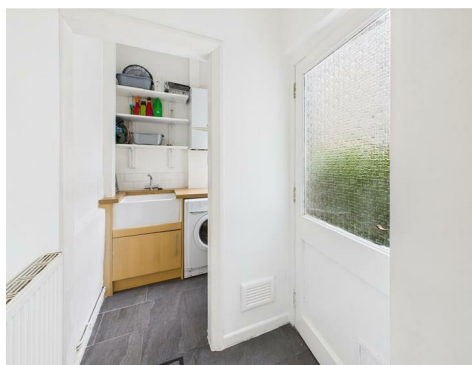
Double-glazed bay window to the front, feature stone fireplace with an inset multi-fuel stove set on a flagged hearth, parquet flooring, original built-in cupboards,

Kitchen/Diner



Double-glazed window to the rear, range of cabinets finished in a white gloss with complementary solid oak worktops, integrated fridge/freezer, stainless steel sink, four-ring gas hob and extractor hood, electric oven, breakfast bar, cupboard housing gas and electric meters, tiled floor, radiator, door to utility room, stairs to the first floor.

Inner Hallway



Double-glazed door to the garden, tiled floor, radiator.

Utility Room



Window to the side, Butler's sink, Vaillant combi boiler, oak work surface, washing machine, tiled floor.

First Floor

Access to the loft.

Bedroom One

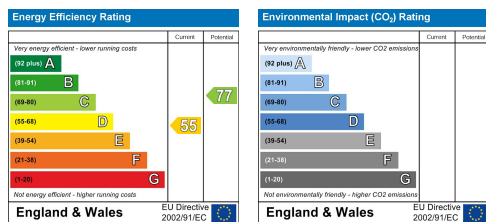


Double-glazed window to the front, Victorian fireplace, built-in storage cupboard, carpeted floor, radiator.

Bedroom Two



Tenure Freehold
Council Tax Band (B) £1,873
Smart meters
No Onward Chain



Double-glazed window to the rear, built-in wardrobe, large storage area, carpeted floor, radiator.

Bathroom



Frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

Outside



Low-maintenance courtyard-style garden featuring mature trees, a useful storage shed and outside W.C. A gate provides access to steps leading up to a generous lawned garden, complete with raised flower beds and bordered by a variety of established trees and shrubs, creating a private and tranquil outdoor space.

Useful Information



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



the mark
of property
professionalism
worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Ground Floor



Floor 1

Approximate total area⁽¹⁾
646 ft²
60.2 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.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054