

## 2 Aysgarth Drive, Lancaster, LA1 2ET



**£595,000**

An outstanding five-bedroom detached residence of exceptional quality, enjoying glorious views across rolling countryside.

Occupying a generous and private plot within a highly sought-after position on the edge of Slyne, this remarkable home has been thoughtfully extended and finished to an uncompromising standard. Every detail has been carefully considered, in a home that effortlessly combines architectural elegance with contemporary luxury living.

A magnificent reception hallway, defined by its striking vaulted ceiling and sense of volume, creates an immediate impression of space, light, and sophistication upon arrival.

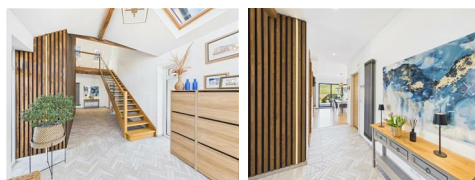
The ground floor accommodation has been expertly designed with both family living and entertaining in mind. The main bedroom offers a private retreat, complete with a beautifully appointed en-suite shower room, complemented by a further double bedroom and stylish shower room, ideal for guests or multi-generational living. The formal lounge is both elegant and inviting, centred around a feature wood-burning stove, while the open-plan dining area flows seamlessly to the gardens via bi-folding doors, creating a perfect connection between indoor and outdoor living.

At the heart of the home lies a lovely bespoke kitchen, with integrated appliances, and a separate larder. A cleverly concealed door leads to the utility room and integral garage, maintaining the clean, uninterrupted aesthetic of the space.

To the first floor, a spectacular galleried landing overlooks the entrance hall below, enhancing the

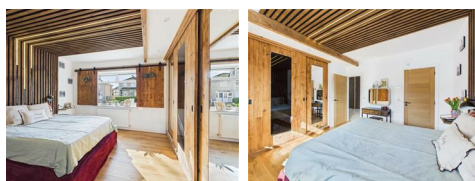
home's sense of grandeur. Three further double bedrooms and a luxurious family bathroom complete the accommodation, each space reflecting the same impeccable standard seen throughout. Externally, the landscaped gardens are fully enclosed, providing privacy and tranquillity, with far-reaching views. A detached outbuilding presents flexible use as a home office, gym, while the outdoor seating area, complete with a feature fireplace.

## Entrance Hallway



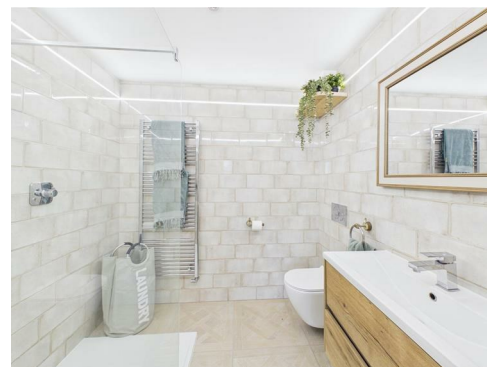
Stairs to the first floor, herringbone tiled flooring, double glazed Velux windows, underfloor heating, radiator.

## Bedroom One



Double-glazed window to the front with sliding wood panels, fitted wardrobes, engineered oak flooring, radiator, beamed ceiling, door to the en-suite.

## En-Suite Shower Room



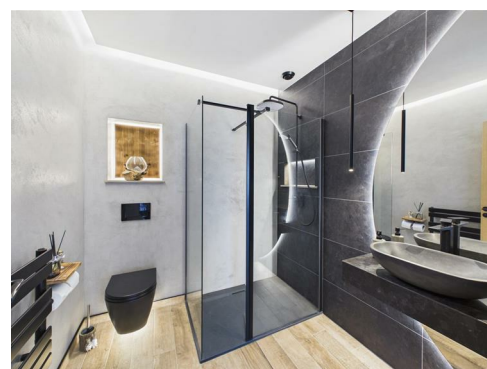
Double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, underfloor heating, heated towel rail, tiled floor, extractor fan, W.C.

## Bedroom Five



Double-glazed window to the front, engineered oak flooring, radiator.

## Shower Room



Double shower cubicle with thermostatic shower, resin wash hand basin, tiled floor, underfloor heating, extractor fan, radiator, W.C.

## Lounge



Double-glazed window to the front and rear, tiled surround fireplace with inset log burner, engineered oak flooring, radiator.

## Open Plan Dining Room



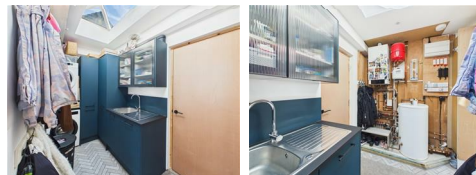
Open plan to the kitchen with bi-folding doors opening onto the garden, engineered oak flooring, radiator.

## Kitchen



A beautifully appointed kitchen featuring a double-glazed skylight and rear-facing double-glazed windows, flooding the space with natural light. A range of bespoke fitted cabinetry is complemented by quality work surfaces, with a central island incorporating a breakfast bar crafted from reclaimed timber from the original house. The kitchen is further enhanced by a composite sink, five-ring gas hob with extractor, electric oven and grill, and integrated fridge/freezer and dishwasher. A walk-in pantry and tiled flooring complete the space, while cleverly concealed doors maintain a seamless aesthetic, opening through to the utility room.

## Utility Room



Double-glazed skylight, fitted cabinets, stainless steel sink, plumbing for washing machine, tiled flooring, underfloor heating controls, condensing boiler, hot water cylinder, door to the garage.

## Garage

The garage is well-appointed with a remote-controlled up-and-over door, consumer unit, electric meter, and ample power sockets. With insulated walls and a skylight allowing for natural light, the space offers excellent versatility and potential for conversion into additional accommodation, subject to the relevant planning permissions.

## First Floor Landing



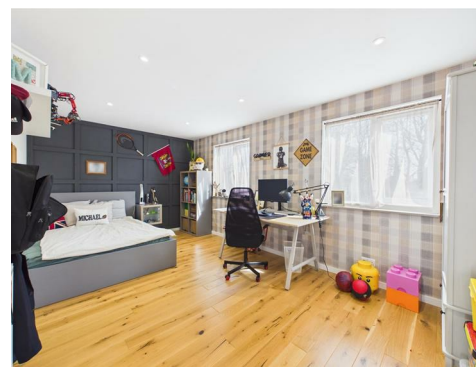
A striking and expansive landing space, beautifully illuminated by two double-glazed Velux windows and finished with elegant engineered oak flooring, enhancing the sense of space and light.

## Bedroom Two



Beautifully illuminated by two double-glazed Velux windows, alongside additional double-glazed windows to the rear and side, this space is finished with elegant engineered oak flooring and a radiator, enhancing both comfort and style.

## Bedroom Three



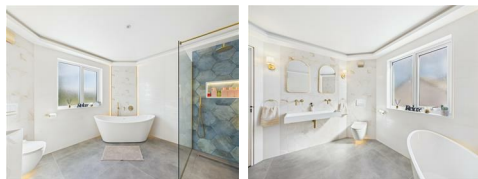
Double glazed windows to the side, engineered oak flooring, radiator.

## Bedroom Four



Double glazed windows to the front and side, engineered oak flooring, radiator.

## Family Bathroom



A beautifully appointed family bathroom, finished to a high specification and featuring a double-glazed frosted window to the rear. The suite includes an elegant freestanding bath with shower attachment, a walk-in thermostatic shower, and twin wash hand basins. Underfloor heating, a heated towel rail, tiled flooring, W.C.

## Outside



To the front, a gated and generously proportioned block-paved driveway offers extensive parking for multiple vehicles or a motorhome, alongside access to the integral garage and secure gated entry to the rear. The beautifully enclosed rear garden enjoys uninterrupted views across rolling countryside and has been thoughtfully designed for both relaxation and entertaining, featuring a well-maintained lawn, a covered patio with a striking open fireplace for year-round use, a bespoke BBQ area, and a timber wood store.

## Office/Gym/Playroom



A superb and versatile outbuilding, thoughtfully designed with water and waste connections to facilitate an external WC, alongside power and lighting. Fully insulated and finished with double-glazed windows and doors, the space opens onto a covered outdoor seating area with a feature fireplace, creating an exceptional setting for year-round entertaining

## Useful Information

Perfectly positioned for both convenience and connectivity, the area benefits from regular bus routes to Carnforth and the city centre. The Bay Gateway, located just a short distance away, offers seamless access to the M6 motorway in under five minutes, ideal for commuters.

Tenure Freehold

Council Tax Band ( D ) £2,133.15

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
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| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

