



12 Sun Street
Lancaster, LA1 1EW
Price: £295,000

MATTHEWS
BENJAMIN



12 SUN STREET

LANCASTER

Tucked away on historic Sun Street in the very heart of Lancaster, this handsome Grade II Listed Georgian townhouse offers an appealing combination of period character, generous accommodation and contemporary comfort. Shops, cafés, bars, restaurants, cinemas and the theatre are all within easy walking distance, as are both the railway and bus stations. There is space to park a car to the rear, but this is a location particularly well suited to those looking to embrace convenient, car-free city living.

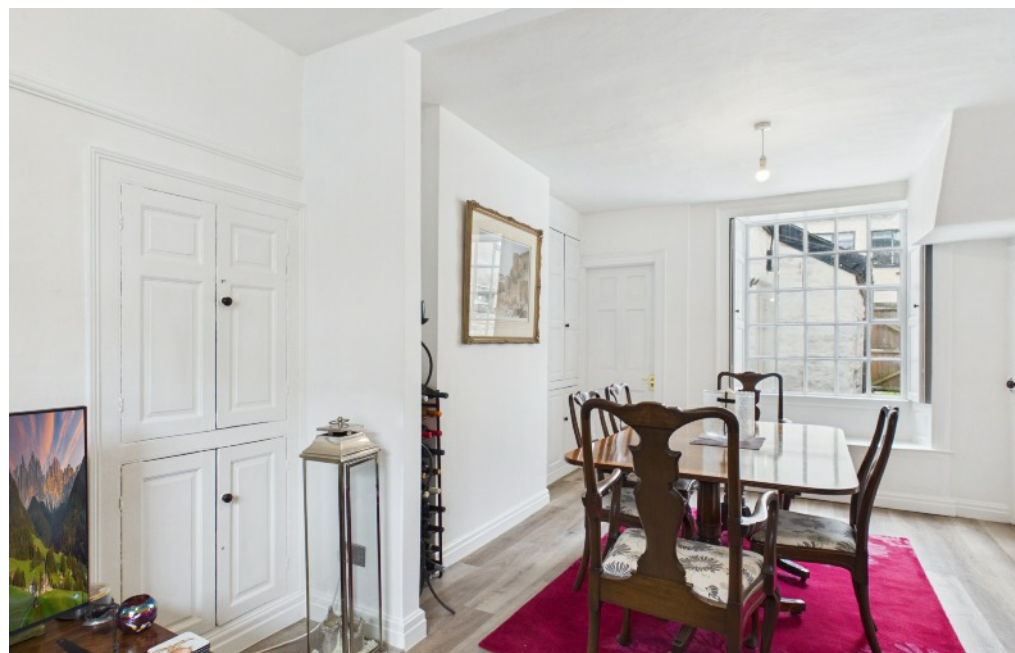
The house is wonderfully deceptive from first glance. Arranged principally over three floors, it also has the considerable benefit of both a cellar and an attic room, providing excellent additional storage and useful ancillary space.

Previously used as offices, the property reverted to residential use in 2024, when it underwent a comprehensive programme of renovation. Works included installation of a new central heating boiler, rewiring, a new kitchen, bathroom and ensuite shower room, together with new floor coverings and redecoration throughout. The result is a smart and highly presentable home which combines modern-day practicality with the proportions and character of a Georgian townhouse.

Natural light is a particular feature, complemented by original period details, well-proportioned rooms and a traditional arrangement over the upper floors. The open-plan double reception room is especially appealing, extending from front to back and creating distinct yet connected sitting and dining areas. All three bedrooms are good double rooms, while the rear windows frame delightful cityscape views across neighbouring historic buildings, with Lancaster Castle rising along the skyline and providing an unmistakable sense of place.

The front door opens into a vestibule and onwards to the entrance hall. Formerly two separate rooms, the reception space has been knocked through to create an impressive double-aspect room with useful fitted alcove cupboards to both the sitting and dining areas. A further deep cupboard off the dining area provides valuable storage and access down to the cellar room.

The kitchen has a distinctly contemporary feel, fitted with a sleek range of charcoal-coloured cabinetry complemented by composite worktops. Appliances are integrated for a streamlined finish, while a breakfast bar provides a relaxed spot for informal dining or morning coffee. A door opens from the kitchen into a small side yard, which in turn is gated to the parking space, accessed from Back Sun Street.





Rising through the house, the staircase is an attractive architectural feature in its own right, illuminated by a tall window spanning the ground, first and second floors.

The principal bedroom occupies the first floor and benefits from its own private ensuite shower room. The main house bathroom is also situated on this level. Both are attractively appointed, introducing a fresh contemporary finish that sits comfortably alongside the period character of the house.

On the second floor are two further double bedrooms. One is currently arranged as a home office and enjoys a particularly appealing outlook towards Lancaster Castle; an inspiring backdrop to the working day.

Finally, an enclosed flight of steep steps leads to the attic room. Currently providing excellent additional storage, this space offers further potential for upgrading should additional accommodation be required, subject to any necessary consents.

Elegant yet practical, historic yet thoroughly refreshed, this is an unusually versatile city home in one of Lancaster's most convenient central settings. With private parking and the city's amenities and transport connections almost on the doorstep, it offers an appealing opportunity to enjoy the very best of life in central Lancaster.







DIRECTIONS

what3words decent.frog.plans

Download the what3words App or go online for directions straight to the property.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a boiler in the kitchen. Security alarm and CCTV cameras.

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

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, shutters, light fittings and integral kitchen appliances as listed: induction hob, extractor fan, double oven with grill, fridge, freezer, dishwasher and washing machine.

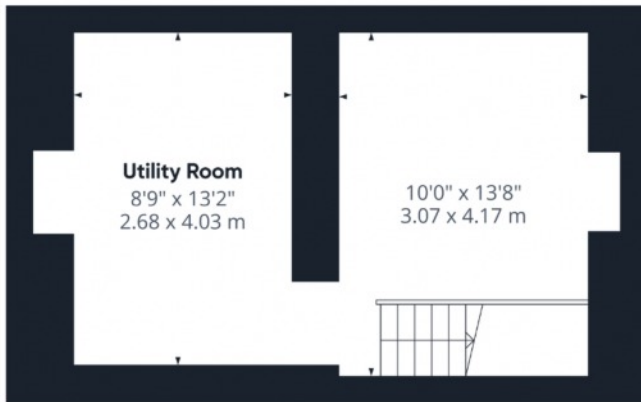
PLEASE NOTE

Back Sun Street is adopted and provides access to the rear parking area and yard.

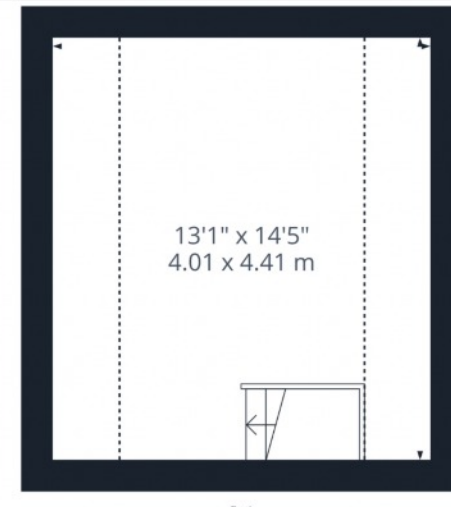
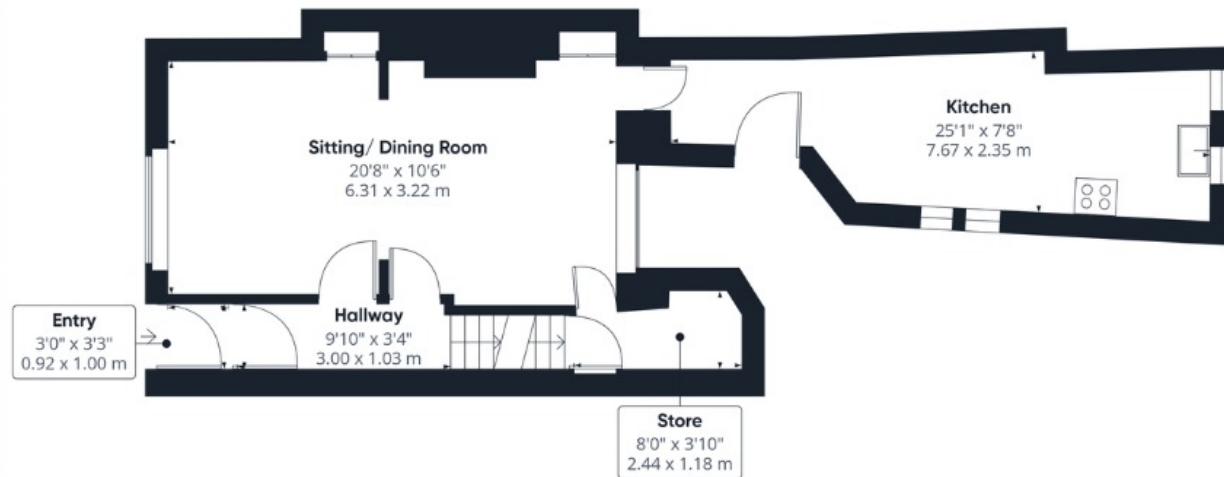
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Shower Room
3'7" x 8'7"
1.09 x 2.62 m



Approximate total area⁽¹⁾
1446 ft²
134.5 m²

Reduced headroom
59 ft²
5.5 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

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

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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