





Inside The Home

Entered via a UPVC double glazed door, you are welcomed into a small Entrance Vestibule, presenting a beautiful stained glass period feature door. This proceeds into a spacious Entrance Hall with original mosaic tile flooring, coving to the ceiling and stunning Oak wooden original panelling, and the stairs leading to the first floor. Two original wooden doors provide access into a Living Room and separate Dining Room, with the Living Room benefitting from an open fire place, positioned centrally within the room. Stepping into the Dining Room, this beautiful room has a UPVC double glazed window and provides an outlook over the rear garden. Completing the ground floor of this characterful period home, a Kitchen can be found to the rear, which is fitted with a range of wall and base units, and houses a Valiant gas central heating boiler, which was installed in 2024. Although this room requires modernisation, there is ample scope to create a truly incredible modern kitchen, perfect for preparing delicious meals. An internal wooden door provides access to a large cellar room, perfect for further development, with a second wooden door providing access to the rear garden.

The first floor is accessed from the Entrance Hall by a truly remarkable original Oak wooden staircase, with breath-taking wooden panelling to compliment. A large built-in storage cupboard can be found, as well as access to two bedrooms, the family bathroom and the loft space. To the front of the property, a large double bedroom can be found with UPVC double glazed windows showcasing views towards the Forest of Bowland. The second Bedroom provides buyers with an open outlook towards the Lancashire countryside via a large UPVC double glazed window, with exposed wooden flooring. To the rear of the home, a three-piece bathroom suite can be found with a WC, a wash handbasin and bath with beautifully exposed stone wall feature, showcasing this beautiful homes character.

As other nearby properties have done, subject to the necessary permissions, the loft would provide potential for further development.

Offered to the market with No Chain, this stunning home is packed full of character and charm.

Let's Take A Closer Look At The Area

Located in the popular village of Halton on the banks of the scenic River Lune, this wonderful family home sits at the gateway of the stunning Lune Valley. With a plethora of local amenities, including a highly regarded primary school, a doctors' surgery and chemist, a local shop, a range of eateries and pubs, as well as a vibrant community hub, providing a range of activities for the whole family. This home is perfectly situated for both town and country. Lancaster city centre is a 10 minute drive away, with a range of transport options, including Lancaster Train Station on the West Coast Main Line. There is also the Bay Gateway, located approximately 5 minutes away, providing simple access to the M6 motorway, with local buses and the breathtaking countryside within walking distance.

Let's Step Outside

To the front of the property, a planted courtyard garden can be found with dry stone wall and a pathway leading to the front door. To the rear, a beautiful cottage yard can be found, with raised planted borders, a raised terrace area perfect for sitting out on a warm summers day and enjoying a morning coffee, as well as steps leading down to the rear door. With secure stone walling and a wooden gate outlooks across the surrounding Lancashire countryside.

Services

The property is fitted with a modern gas central heating boiler installed approximately last year and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 94.9 m² ... 1022 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

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EU Directive 2002/91/EC

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