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25 St Mary's Parade  
Lancaster | LA1 1YX

Experience the advantages of city living here on St Mary's Parade, one of Lancaster's most sought-after residential streets, nestled within the prestigious Castle precinct. Situated beside the striking Lancaster Castle and the historic Priory Church, this location offers a rare combination of heritage, charm and convenience. Just a short walk from Lancaster train station, it's perfectly suited to embrace a car-free lifestyle with the city and all its amenities on your doorstep.

This delightful townhouse has been tastefully upgraded to incorporate contemporary kitchen and bathroom fittings to ensure that whilst living in this historic home, comfort and convenience are not compromised. The accommodation offers a sitting room, dining kitchen, landing study area, main double bedroom, second single bedroom and bathroom. Outside is a shared yard with store cupboard.

### **Vendor insight**

*Number 25 is a cosy home that is easy to run and heat. There is a good community feel amongst residents and neighbours around the Castle. Parking is convenient with a permit: there are spaces directly outside, as well as dedicated resident parking areas.*

### **Location**

Within the prestigious Conservation Area of Lancaster Castle precinct and offering all lifestyle benefits of city living, St Mary's Parade is perfectly positioned beside the imposing Lancaster Castle, a captivating and well-preserved local landmark, and historic Priory Church.

Residents enjoy the rare privilege of living just moments from Lancaster train station (on the main West Coast line), making commuting, travelling to Manchester Airport or minibreaks to London, Edinburgh or Glasgow convenient. St Mary's Parade also sits within easy walking distance of the city centre, with its array of shops, restaurants, cafés, theatres and cinemas, along with essential services. From boutique retailers to popular dining spots, everything you need is close at hand to live a car-free life.

St Mary's Parade provides a peaceful, historic setting without sacrificing the convenience of modern urban living, an ideal location for those seeking both charm and practicality in the heart of the city.





### **Vendor insight**

*We've really valued the location, set within a quiet community, we can walk to the station and into town, it's so easy to live here without getting in the car.*

### **Setting the scene**

Step over the threshold and into this elegant Grade II Listed town-house to discover a quaint and characterful property, reassuringly well equipped for 21<sup>st</sup> century living, with high quality appointments, together with a well-presented interior that's ready for occupation to embrace a city living lifestyle.

The west-facing rooms have an outlook through leafy boughs towards the imposing medieval castle wall; on the rear elevation, a series of intriguing small window openings provide glimpses of historic Lancaster, and finally on the second floor, an outlook over rooftops to the tree-lined streets, with local landmark the Ashton Memorial atop the horizon. These contrasting vistas bring a drama and a reassuring sense of place to each floor.

With its timeless architecture and atmospheric views this impressive townhouse presents a rare opportunity to enjoy a truly special home in one of Lancaster's most prestigious locations.

### **Historical note**

Grade II listed, Historic England's online listing collectively covers No.25 and those in the terrace:

*"Mid C19, altered C20. Squared coursed sandstone with slate roof and with gable and axial stacks. Each house has 3 storeys above a cellar, and a single bay. All doorways and windows have plain surrounds and C20 joinery with glazing bars. The first-floor windows are sashed, the others fixed, those on the ground floor divided to resemble sashes. The house at the left-hand end (No.21) has its windows to the left of the doorway; the remaining 4 are built as pairs with paired doorways as a central feature. 4 chimneys. HISTORY: shown on the 5 feet to one mile Ordnance Survey map, which was surveyed in 1845, and probably built shortly before that date."*





### Step inside

This charming townhouse opens into a beautifully presented sitting room, where polished wide pine floorboards create an immediate sense of warmth and character. Beyond lies an inner hall with a useful boiler cupboard, offering practical storage for household essentials.

Stairs descend to the impressive dining kitchen, a wonderfully sociable space that perfectly blends contemporary style with cosy charm. Sleek modern cabinetry sits effortlessly alongside a characterful stone fireplace with wood-burning stove and a solid wooden floor, creating a warm and inviting setting for both everyday living and entertaining. The room has an imaginative lighting design and is thoughtfully equipped with integrated appliances and a range of clever finishing touches to enhance everyday living, including a hose tap, pop-up sockets and USB charging points.

To the first floor, the landing provides an opportunity for a desk or study area. From here, there is access to a well-proportioned single bedroom with wide pine stripped floorboards and interesting castle view. The beautifully appointed and elegantly styled bathroom has Duravit sanitary ware, an illuminated mirror fronted cabinet, chrome heated towel rail along with tiled walls and floor.

A further set of stairs rises to the principal bedroom: a peaceful retreat designed for rest and relaxation. The castle view is at its best here, crowning the townhouse's tranquil and restful atmosphere.

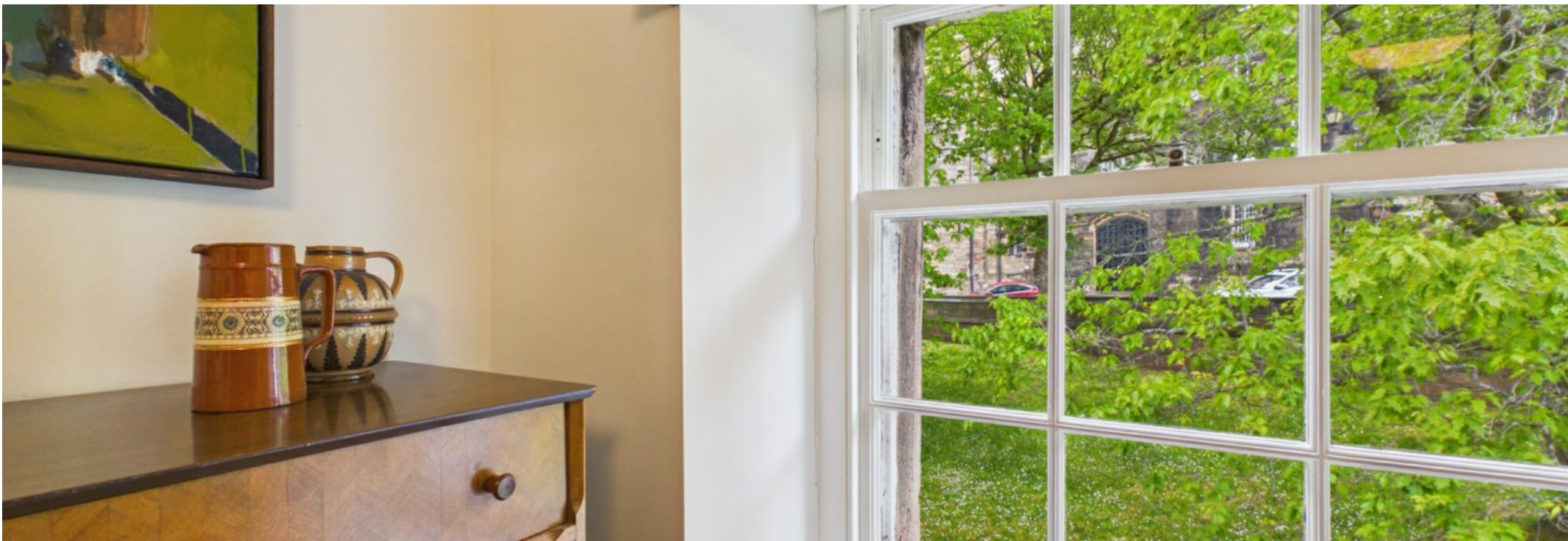
### Vendor insight

*First impressions are deceiving: the interior isn't at all what you'd expect.*

### Step outside

There is a shared rear yard with prescriptive pedestrian access from Nip Hill. There's the benefit of a small, lockable store cupboard. Shared bin store area.





### Services

Mains electricity, gas, water and drainage. Gas fired central heating from a i30 boiler in the ground floor landing cupboard. NEST controls enable remote control.

### 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](http://checker.ofcom.org.uk)

### Local Authority charges

Lancaster City Council – Council Tax band D

### Tenure

Freehold

### Included in the sale

Fitted carpets, some blinds and NEFF integral appliances as follows: combination oven (with hide and slide door) and microwave, induction hob (with fan over) and fridge freezer.

The light fittings, washer dryer, dishwasher and kitchen blind are specifically excluded.

### Please note

Whilst there is no private parking with the house, resident and visitor permits from Lancaster City Council are available for spaces in the locality.

### Directions

**what3words** [leads.bench.view](https://www.what3words.com/leads.bench.view)

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

### Guide Price

£299,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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