



Coach House
Oaklands Court | Aldcliffe | Lancaster | Lancashire | LA1 5AX

COACH HOUSE



Situated on the outskirts of Lancaster City in the highly sought after village of Aldcliffe, Coach House is the ultimate family home offering the perfect synergy between homely and show stopping. This former Coach House dates back to the 1800s and was fully renovated around 30 years ago. Set in newly landscaped private grounds, offering far reaching views across the local countryside and the Lancaster castle, the property has something for everyone in the family. The open plan kitchen and living space serves as a central hub where all the family can connect whilst there are a further four receptions rooms to offer that all important space and privacy. There are a total of five well proportioned and beautifully decorated double bedrooms, two of which are ensuite to include a ground floor guest bedroom with ensuite and a charming master ensuite complete with a mezzanine dressing room. Furthermore the property is abundant with charming original features and has been tastefully finished in keeping to the properties heritage. Practically, there is ample storage space around the property. Externally, the private drive opens onto a sizeable parking area, continuing further to the detached double garage with electric up and over doors.

Located just off Oaklands Court within the heart of Aldcliffe, a private lane leads to the gated entrance and driveway of the property. The location of this property is ideal for the working professionals and families of Lancaster City looking for a more peaceful and tranquil countryside setting whilst not compromising on easy accessibility to the amenities and transport links within the City. There is a great choice of scenic walks that can be enjoyed right from your doorstep, whether you are wanting a gentle stroll along the Lancaster canal or a ramble across the fields to the Lancaster estuary. The City is just a 10 minute drive away and has something to offer all ages with an ever growing cultural and music scene and a mix of high street and independent shops, cafes and bars. Those looking to commute will be pleased with the Lancaster train station that is just 10 minutes away and offers direct commutes to Manchester, London and more. You are also just a 15 minute drive away to the M6. There is a great choice of primary and secondary schools around and the property benefits from being within the catchment area for the Lancaster Boys and Girls Grammar Schools.

The original cobbled courtyard creates the perfect entrance into this beautiful stone built house, looking out across the surrounding countryside to create a peaceful and welcoming first impression. It is easy to see from the outset why this home has been noted as a building of historical interest. Entering into a useful entrance hall with stone flagged floor, perfect for knocking off rainy coats and muddy boots after enjoying one of the many peaceful countryside walks the locality offers. To the center of the home is an inner lobby rich in original features that have been beautifully retained and restored during the renovation 30 years ago. This includes the original wooden posts of the coach house supporting detailed arches and the wooden paneling to the wide staircase. The lobby is fitted with a large selection of built in bookshelves.

The open plan kitchen living space of this home is truly fantastic and most certainly the heart of this expansive property. A large open space flooded with natural light thanks to the floor to ceiling arched windows looking out over the cobbled courtyard. The living area is warmed by a large in keeping multi-fuel stove set upon a stone hearth. Exposed stone wall detailing adds further character and the floors are finished in solid oak. The freestanding kitchen has been designed to offer the all important flexibility required in a family home. It consists of a full range of moveable units to include a large central island with breakfast bar and a double sink set within a contrasting stainless steel counter. A must for any countryside home, the 4 door AGA is perfect for adding heat and even benefits from a dual fuel feature providing a gas hob. It is set against a contrast feature tiled splash back. There is space for an American style fridge freezer and an integrated dishwasher. A stable door leads out onto the newly landscaped terraced garden at the rear where there is a private suntrap patio for enjoying your morning coffee in peace. Together this space is perfect for modern family life but also offers the flexibility for those who like to entertain. An opening in the wall leads into the dining room, slightly separate from the open plan living space for a more intimate setting. The large dining table is set in front of a floor length arched window and a stable door opens out onto the landscaped garden where steps lead up through the garden to a raised patio, perfect for alfresco dining in the summertime. From here you can also access the utility, a great space offering a great selection of storage as well as space and plumbing for a washing machine and dryer and a separate WC.

Back to the inner lobby there is access to the ground floor guest bedroom with double proportions and a beautifully presented modern ensuite with a walk in shower. This is ideal for guests as it offers a peaceful location away from the main accommodation of the property. To the other side of this versatile family home you will find a lounge that enjoys a view over the fields stretching across to Fairfield with the Medieval Lancaster Castle in the distance. Adjoining this is a further large reception room presently utilised as a games room with space for a pool table and reception space. This room benefits from its own private external access and would be a great option for those looking for independent accommodation or even a home office.













The wide staircase of the Coach House leads up from the inner lobby, with beautifully restored original paneling leading up to the first floor landing. From the landing you can look out through the feature arched gallery window to afford the perfect raised view that stretches across to the Lancaster castle and beyond. The landing is spacious and affords space for occasional furniture or a study area. A fantastic surprise to this already versatile, impressive and spacious home is the second floor sitting room. A large formal reception space that capitalises on the beautiful countryside views that surround the property. Upon entry, your attention is immediately drawn to the large arched window that was installed by the present owners to open up the space and allow for plentiful natural light. Despite the high ceilings with exposed ceiling beams and trusses, the room is welcoming and the large gas stove creates a cosy atmosphere.

The master bedroom is charming and offers a beautiful dual aspect over the surrounding countryside. It is also flooded with natural light thanks to the floor length window. The ensuite is again tastefully presented with a walk in rain shower and neutral tiling to the floors and walls. Stairs lead up to the mezzanine area above that creates the ideal dressing room, affording both space for a freestanding wardrobe and integrated hanging space. Adjoining is a further walk in wardrobe which affords the same storage space. Altogether this creates a unique master suite that perfectly fits within the character of the home.

An inner hall leads to the remaining three double bedrooms; each of which offers generous proportions and their own unique views. One of the bedrooms again features a mezzanine dressing area from which you can enjoy the extended view to the Lancaster castle. There is also a fully tiled family bathroom with a fitted bath and separate shower and a useful airing cupboard.



















The grounds of Coach House enfold the property to offer a private and secure haven offering beautiful views of the surrounding countryside. The private tarmac drive leads up to a generous parking area and continues down towards the detached stone built double garage with electric up and over doors. From the parking area, you walk into the original cobbled courtyard. From here you lead around the side of the property to open up to the rear garden where there is an animal pen ideal for keeping goats or chickens to offer the ultimate countryside lifestyle. The lawn stretches up in front of you and to the other side of the property is the hidden private patio accessed from the kitchen. A lovely suntrap that is ideal for a morning coffee, enjoying a view up the sleeper terraced landscaping. The gardens of the property have been recently landscaped by the present owners to offer more social and easily accessible seating areas. There is a fantastic raised flagged patio set within a levelled lawn area, handily accessed from the dining room and with a feature gabion wall. To the top of the sloping garden is a further patio that is the perfect vantage point from which to enjoy the views.







DIRECTIONS

Heading north on the one way system from Lancaster City Centre take the road signposted to Aldcliffe, pass Aldi on the right hand side and keep the canal on your left hand side. As the road leaves the side of the canal you climb a hill which takes you into Aldcliffe, Take the 1st turning right onto Aldcliffe Hall Lane and then the second right onto Oaklands Court, continue past Number 6 and then take the right hand turning and follow this until you reach the private drive for Coach House.

SERVICES

All mains services connected.
AGA gas & electric.

The Coach House

Approximate Gross Internal Area : 445.46 sq m / 4794.89 sq ft

Garage : 43.14 sq m / 464.35 sq ft

Total : 488.60 sq m / 5259.24 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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