



The Spinney
Haverbreaks Road
Lancaster
LA1 5BJ





The Spinney is an exceptional property combining modern living, an exclusive location and stunning natural surroundings, a blend that is rare to find, especially so close to the bustling city centre.

Whether you're spending long summer days in the expansive garden, sitting around the fire pit outside the sauna hut or nestling in with a book in front of the log burner on a crisp winter evening, this house provides the perfect backdrop to all of life's pleasures.

Extended and modernised throughout by the current owners, the property is beautifully presented, with stylish contemporary design and high end finishes, ready for you to move in and start enjoying your new chapter with ease.

The Beautiful Location

Situated in the exclusive Haverbreaks estate, this sprawling four bedroom detached property is set on a large plot with a garden that backs onto the historic Lancaster canal. Properties of this stature, finish and placement are hard to find and highly sought after. The estate features a private road with gated access at one end, meaning it's a quiet and desirable area with a strong community feel. You're encapsulated by natural landscapes with the canal on one side and surrounding fields and trees giving a rural feel, whilst enjoying all the benefits of city living.

You are within the catchment areas for excellent local primary and secondary schools, with two universities close by, making this a future proof home for couples and families. For those who travel for work, the city centre is within easy reach along with the M6 motorway and surrounding towns and villages. When you're not working, you can enjoy beautiful walks along the canal path, or the nearby green spaces of Greaves Park and Williamson's Park, perfect for pet owners. The bustling city centre, with its historic landmarks and plethora of shops, restaurants and attractions means you'll never be stuck for something to do and new things to try.

The Stunning Interior

This well-presented, contemporary house is just waiting to become your new stunning home. A large open plan living room and kitchen provides space for family gatherings and acts as the hub of the home with cooking, dining and entertaining space. With dual aspect windows it is a bright and welcoming space and takes in stunning views of the luscious rear garden, with glass doors allowing the space to be opened up to the outdoors in the warmer months and expand the entertaining space. An inset multi fuel burner forms the focal point of the living area, with ample room for seating and furniture to create a welcoming reception room. Two modern bathrooms on the ground floor are perfect for busy households with an abundance of storage cupboards and a utility room, helping you keep on top of household chores whilst keeping noise and clutter to a minimum.

Four well-proportioned double bedrooms give every member of the house a space of their own and offer relaxing sleeping spaces with plenty of storage for clothes and accessories. A large open plan bedroom on the first floor boasts a walk in wardrobe and spacious floor area, affording you flexibility in its configuration. The house flows into an extension at the side and rear which has greatly expanded the living space and features a beautiful sun room, with dual aspect windows flooding the space with natural light and offering the perfect spot for a home office, hobby room or snug, where you can enjoy views down the expansive rear garden.

Contemporary design and well-proportioned rooms make this impressive home a future-proof base for family life. Stylish communal spaces allow the whole household to enjoy time together, with comfortable sleeping spaces to retire to each evening.





The Impressive Grounds

Settled in just below half an acre of grounds on a private road in a quiet estate, you'll forget you're a stones throw from the city centre and local shops, schools and amenities. The property has excellent kerb appeal with a lawned front garden and established trees, with a white picket fence. An integral garage sits to the side of the house with doors to the front, great for vehicles or a home workshop, with off-road parking for four vehicles.

The name 'The Spinney' comes from the Old French word referring to an area of woodland, which is fitting for this home that is encapsulated by its natural surroundings. The rear garden extends down onto the historic Lancaster canal and provides a private oasis to enjoy all year round. Established trees provide a green backdrop to social events, with a large paved patio directly behind the house offering plenty of space for gathering family and friends. An expansive lawn is great for children and pets to enjoy, with surrounding foliage giving privacy from neighbours and a

naturalistic feel. A sauna room with a covered shelter and fire pit is an impressive addition to the garden, perfect for long summer evenings and dark winter nights sharing stories around the fire. A new bespoke garden room with dual aspect windows provides an external space to tailor to your lifestyle, whether as a home office, bar or games room. At the rear of the garden, a willow fence blends in with the tree line, separating the canalside nature area from the main garden, with a jetty and tree house, surrounded by spectacular natural landscapes and an abundance of local wildlife.

Tenure

The property is Freehold. Title number LAN163767.

Council Tax

The property is Council Tax Band F under Lancaster City Council.

Energy Performance

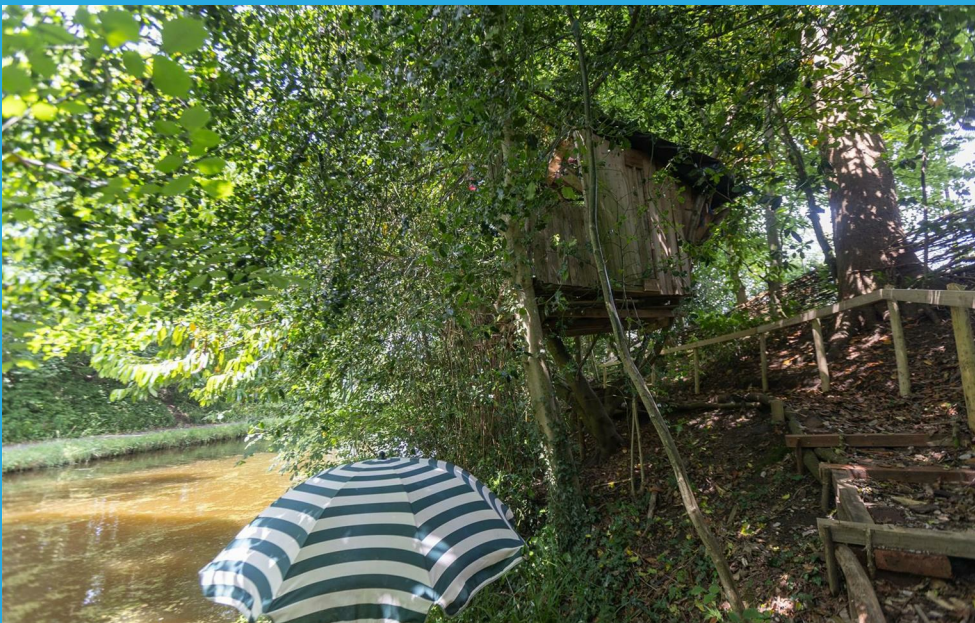
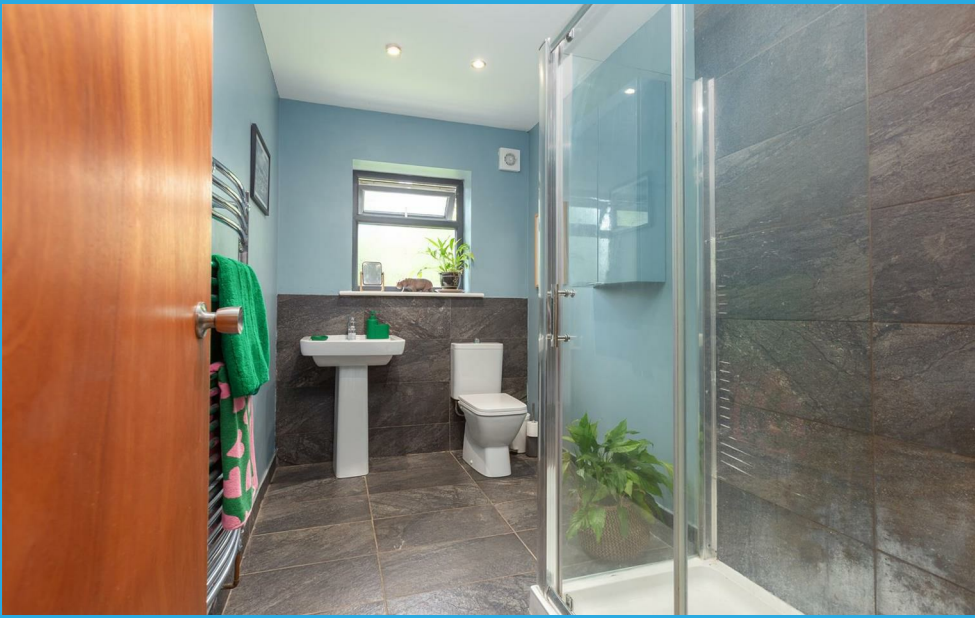
The property has an Energy Performance Certificate Rating 'D'. Please contact the office for further details.

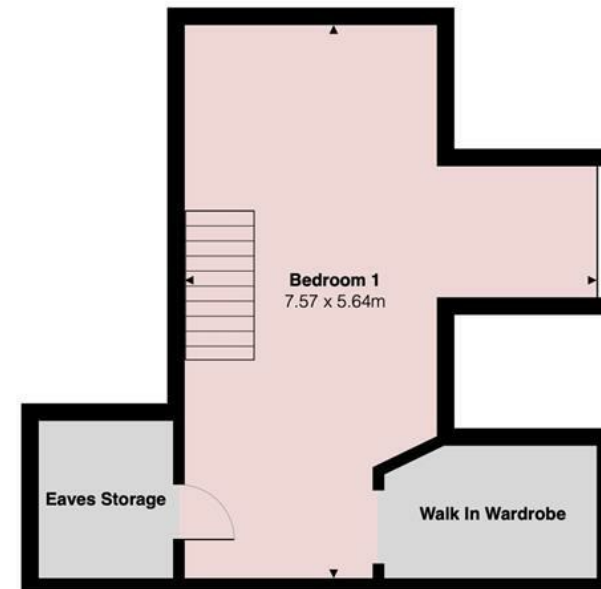
Viewings

Strictly by appointment via Houseclub Estate Agency





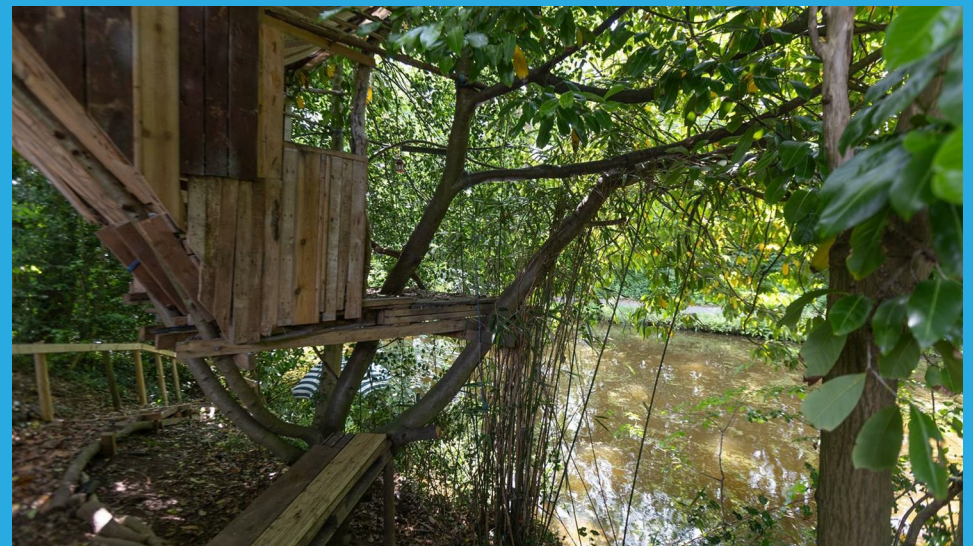
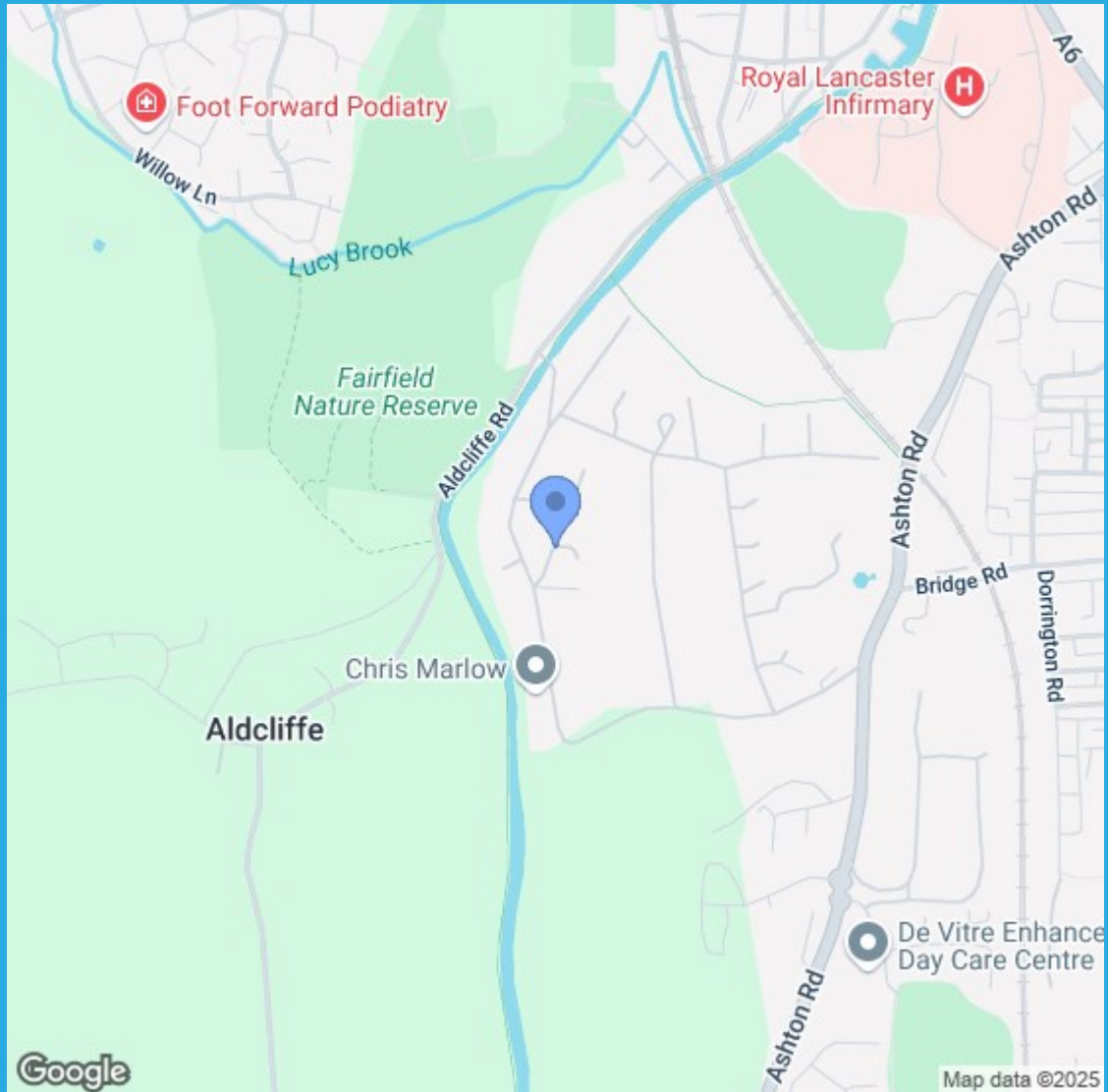






Directions

Located in South Lancaster, the private Haverbreaks estate can be accessed via a stone bridge off Aldcliffe Road on the lower side, or by a gated access road off Ashton Road to the top. The property sits on the canal side of the estate with a white picket fence and the property name displayed on an affixed sign.



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