





## 15 St. Marys Parade, Lancaster, LA1 1YX

A rare opportunity to acquire a double fronted, Grade II listed Georgian home within the precinct of the historic Lancaster Castle. Situated on St. Marys Parade this superb home is set over four floors with each of the four bedrooms having ensuite facilities. With Lancaster Castle to the front and unrestricted views of the Ashton Memorial to the rear it is a real cultural delight.

Situated a stones throw from the bustling Lancaster city centre you can enjoy a wide range of amenities such as the Judges Lodgings and the Castle grounds itself or you can step out to enjoy one of the many pubs, bars and restaurants on offer. Transport links are superb with the Train Station being a two/three minute walk away and junction 34 of the M6 only ten minutes from here by car. Offered for sale with full vacant possession and no upward chain, we anticipate this to be a popular listing and would recommend early contact.



## Ground Floor

### Lounge

**11'3" x 16'7" (3.44 x 5.07)**

A cosy yet spacious reception room with a window to the front elevation looking towards the iconic Lancaster Castle. The window has period shutters and is complemented superbly by wooden flooring, a feature stone fireplace with an inset cast iron stove and an exposed stone lintel. There is also a second window to the rear providing more natural light, electricity points, ceiling down lighting and stairs to the first floor.

### Sitting Room

**12'7" x 15'11" (3.84 x 4.86)**

A second welcoming reception which is again replete with charm and charisma. With a window to the front again taking advantage of the views toward the castle and with wooden flooring, a stone fireplace with inset stove, a double panel radiator, a ceiling light point and electricity points.

## Lower Ground Floor

### Kitchen

**13'8" x 9'6" to widest points (4.19 x 2.92 to widest points )**

A bespoke wooden kitchen with wall and base units, a Belfast sink, integrated NEFF appliances and a gorgeous quarry tiled floor. Further features include windows to the rear elevation, ceiling spotlights, electricity points and stairs up to the ground floor.

### Dining Room

**9'8" x 10'0" (2.97 x 3.07)**

With a door opening into the rear courtyard garden, quarry tiled flooring, a ceiling light point, a double panel radiator and electricity points.

### Storage Rooms

The lower ground floor has two very handy storage rooms, each with power and light.

### WC

A useful additional facility with a low flush WC, a wash hand basin, quarry tiled flooring and a ceiling light point.

## First Floor

## Landing

With a double panel radiator, a ceiling light point, electricity points and stairs to the second floor.

### Bedroom One

**11'11" x 10'10" (3.64 x 3.31)**

With a window to the front with castle outlook, a ceiling light point, a double panel radiator and electricity points.

### Ensuite

**12'6" x 4'3" (3.82 x 1.32)**

With a panel bath, a low flush WC and a pedestal wash hand basin. The window to the rear elevation provides outstanding views towards the Ashton Memorial and the room is completed by a double panel radiator and a ceiling light point.

### Bedroom Two

**10'7" x 11'8" (3.24 x 3.57)**

With a window to the front, again benefiting from views towards Lancaster Castle, a double panel radiator, a ceiling light point and electricity points.

### Ensuite

**5'1" x 4'5" (1.56 x 1.35)**

With a walk in shower, a pedestal wash hand basin, a low flush WC and ceiling lighting.

## Second Floor

### Landing

With a ceiling light point, a window with further elevated views towards the Ashton Memorial and Williamson Park and loft access.

### Bedroom Three

**10'7" x 11'3" to widest points (3.25 x 3.43 to widest points)**

With a window to the front looking towards the castle, a double panel radiator, a ceiling light point and electricity points.

### Ensuite

**5'5" x 3'11" (1.66 x 1.2)**

With a walk in shower, a low flush WC and a pedestal wash hand basin. Additional features include a ceiling light point and a window to the rear.

## Bedroom Four

**12'6" x 16'0" to widest points (3.83 x 4.88 to widest points)**

With a window to the front looking towards the castle and one to the rear looking towards the Ashton Memorial, a cast iron fireplace, a double panel radiator, a ceiling light point and electricity points.

### Ensuite

**6'6" x 5'2" (2 x 1.59)**

With a walk in shower, a low flush WC and a pedestal wash hand basin. Additional features include a ceiling light point, a single panel radiator and a window to the rear.

### Externally

The property enjoys a courtyard rear garden and on street parking is available to the front with the relevant permit.

### Services

Mains electric, mains gas, mains water and mains drainage.

### Council Tax

Band E - Lancaster City Council.

### Tenure

Freehold

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The property is exempt due to its Grade II Listing status.

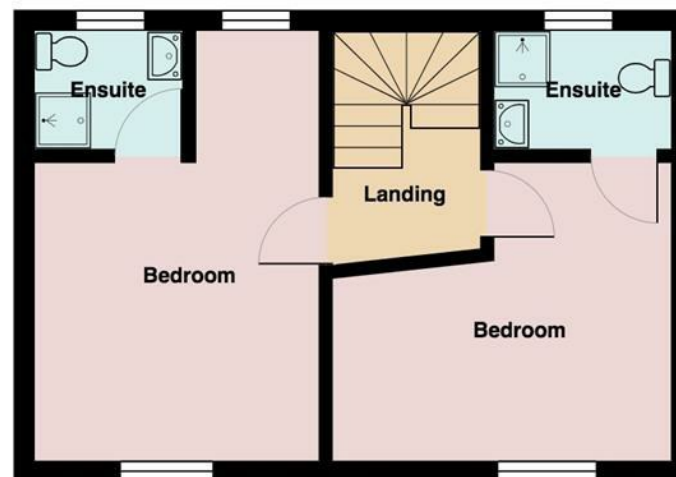












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