





Inside The Home

Entering the property through the front door, you arrive in a welcoming hallway featuring attractive patterned glass that allows natural light to flow through. There is a useful storage cupboard ideal for coats and shoes, along with integrated shelving neatly tucked beneath the stairs, providing practical everyday storage. From the hallway, you step into the lounge, a bright and comfortable reception room featuring a charming bay window with a built-in window seat, creating an ideal spot to relax and enjoy views to the front of the property. To the rear of the property, there is an expansive kitchen, thoughtfully designed with both functionality and entertaining in mind. The kitchen boasts an abundance of cupboard and storage space, complemented by elegant cream and grey worktops. Appliances include an integrated electric oven and gas hob with extractor fan, along with space for a large American-style fridge freezer and an integrated dishwasher. An attractive breakfast bar is seamlessly integrated into the kitchen, offering a stylish and practical space for relaxed dining. Spotlights and attractive wooden flooring complete this generous and welcoming space, with ample room for additional seating. The kitchen opens into a truly impressive orangery, a standout feature of the home. Beautifully presented in neutral tones, this stunning space benefits from bi-fold doors, offering uninterrupted views across Clougha Pike and the surrounding countryside. A log burner adds warmth and character, making this a perfect year-round living space. Doors lead out onto a generous decked area overlooking the beautiful spacious garden. At the lower level sits a wooden shed, ideal for storage or offering potential to be converted into a summer house or home office away from the main building. From the orangery, access leads into a well-appointed utility room, fitted with space for a washing machine, tumble dryer and fridge, along with a sink and storage units. The boiler is neatly housed here, and additional cupboards to either side provide further excellent storage. The utility room in turn leads through to the garage. Upon entering the garage, you are immediately struck by the exceptional length and versatility of this fully plastered space. Extensive shelving runs along both sides, making it ideal for use as a workshop, substantial storage area or even a man cave.

On the first floor four bedrooms can be found, along with a

recently renovated family bathroom. This stylish room features a modern three-piece suite, ladder-style radiator and overhead shower, finished in contemporary décor. The first bedroom is currently used as a home office and benefits from integrated storage, a built-in desk and a distinctive porthole-style circular window, all finished in soft grey tones. The second bedroom offers integrated wall cupboards, a feature fireplace and large double windows overlooking the front garden, with modern lighting throughout. The third bedroom enjoys lovely views over the rear garden towards Clougha Pike and open countryside. This room features wooden panelling to one wall, sliding integrated wardrobes, built-in shelving and glass block panels that allow additional natural light to filter through, maximising both space and storage. The master bedroom is a spacious and calming retreat, comfortably accommodating a king sized bed and large double wardrobe. The room overlooks the garden and countryside beyond. The accompanying en-suite has been recently renovated and is finished to a high standard, featuring a modern walk-in shower, contemporary basin with storage, radiator and a further striking porthole-style window.

With versatile living spaces, stylish finishes and stunning outlooks towards Clougha Pike, this home perfectly suits modern living with a countryside backdrop.

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, there is parking for two vehicles, along with a neatly presented front garden secured by an attractive brick boundary and enhanced with well-maintained planted borders. Access to the rear garden is via the orangery, which opens directly onto a generous decked area, an ideal spot to relax, entertain, and take full advantage of the open views towards Clougha Pike, while enjoying the sunshine throughout the day. Beyond the decking lies a substantial laid-to-lawn garden, offering exceptional outdoor space and versatility. At the far end of the garden sits a summer house, providing fantastic potential for a home office, outdoor gym, hobby room, or additional entertaining space. The garden is perfectly suited for families, outdoor living, and play, all while enjoying the peaceful countryside backdrop.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA640680

Council Tax Band

This home is Band D 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: 164.2 m² ... 1767 ft²

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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