

HOUSECLUB
ESTATE AGENCY

4 Moorside Road, Brookhouse, Lancaster, LA2 9PJ

£325,000






YOU AND ME
BABE
HOW ABOUT IT



Inside The Home

Upon entering, you are welcomed into a spacious Entrance Hall, complete with two handy built-in storage cupboards. Leading through, the impressive open-plan Living and Dining room provides a fantastic space for both everyday living and entertaining. Centred around a wood burning stove (installed in 2024) set in a decorative surround, the room benefits from exposed wooden flooring, a conservatory-style roof allowing natural light to flood the space and wooden double doors opening out to the rear garden. The perfect place to sit and enjoy the sounds of nature surrounding this idilic home.

The Kitchen is fitted with a range of wall and base units with complementary worktops over and a selection of integrated appliances, including a four-ring gas hob with extractor above and oven below, as well as an integrated fridge. There is also ample space for a freestanding freezer and plumbing for a washing machine, as well asgenerous storage solutions. A Velux double-glazed window allows further natural light to filter through, whilst a UPVC double-glazed door provides convenient access to the rear.

The property offers two generous double Bedrooms, both providing comfortable spaces for rest and relaxation. The rear bedroom is a particularly lovely feature, benefiting from a UPVC double-glazed door and window overlooking the rear garden, creating the perfect setting to sit back with a morning coffee and enjoy the peaceful surroundings of the babbling beck to the rear. Completing the accommodation, a generous four-piece Bathroom suite can be found, complemented by a separate bath and shower.

Offered with NO CHAIN, this is a wonderful opportunity to acquire a home with an abundance of charm, a superb setting and the perfect blank canvas to make your own.

Let's Take A Closer Look At The Area

Situated in the stunning Lune Valley village of Brookhouse, this exceptional home enjoys a picturesque setting within an Area of Outstanding Natural Beauty. The nearby villages of Caton and Claughton provide a range of everyday amenities, including shops, cafes, a doctors surgery and chemist, as well as pubs, restaurants and highly regarded schools both primary and secondary. Excellent transport links include easy access to the M6 at Junction 34, while Lancaster and Wennington railway stations provide connections to the West Coast Main Line, Leeds and beyond. With beautiful countryside, scenic walking and cycling routes and the Forest of Bowland all close by, this is an ideal location for those seeking a semi-rural lifestyle without compromising on convenience.

Let's Step Outside

Externally, the property continues to impress. To the front, a generous tarmac driveway provides off-road parking for approximately two vehicles, complemented by a flagged patio and attractive stone-chipped borders. To the rear, a beautifully maintained, low-maintenance garden is framed by mature borders, creating an ideal setting for alfresco dining or simply enjoying the warmer months. However, the real highlight is the secluded terrace overlooking the beck. Accessed via steps, with newly installed iron railing and a secure matching gate, the wooden terrace provides a truly special spot to unwind in the evening and enjoy your own peaceful slice of the Lune Valley, uninterrupted.

Services

The property is fitted with a gas central heating boiler (installed in 2023) and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN7140.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



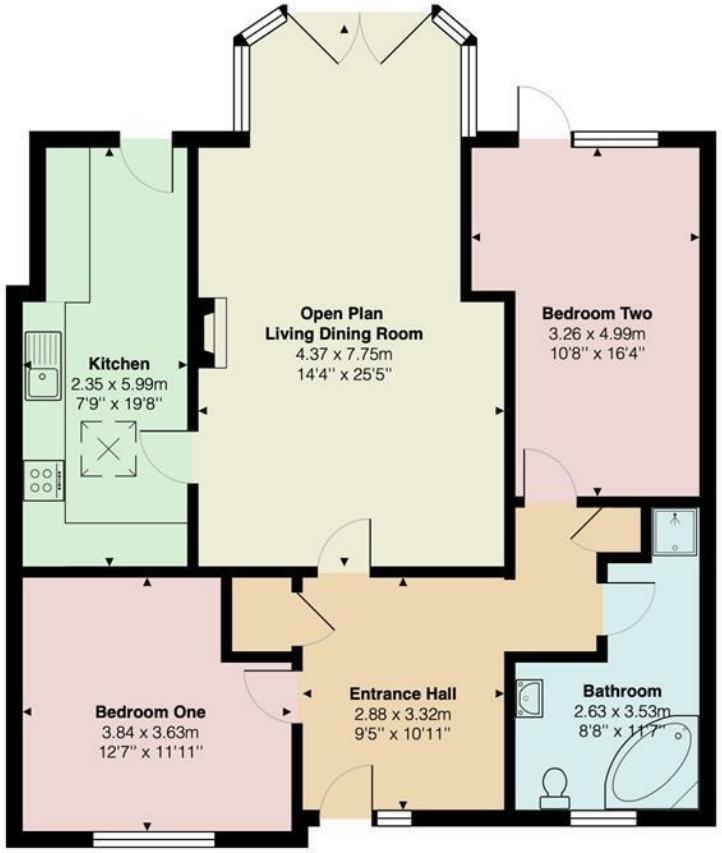




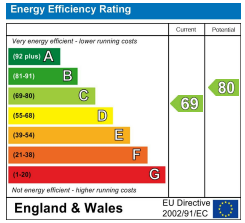




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Total Area: 97.3 m² ... 1048 ft²



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