





Inside The Home

This detached three-bedroom bungalow presents a rare opportunity for buyers looking to create their dream home in an exceptional setting. Boasting breathtaking panoramic views across the stunning Lune Valley, the property offers endless potential and is ideally suited for those seeking a full renovation project. The accommodation begins with an entrance porch, thoughtfully separating the outdoors from the main living space. Inside, the spacious lounge is filled with natural light from a large picture window perfectly framing the spectacular countryside views. A second reception room, currently utilised as an additional lounge, also enjoys impressive views through another substantial window, whilst a charming box bay window and feature fireplace add character to the room. The kitchen currently requires full renovation, offering purchasers the opportunity to design and create a bespoke space tailored to their own style and needs. There are two generous double bedrooms, a further single bedroom, and a bathroom also requiring complete modernisation.

Externally and structurally, the property further benefits from a loft space and useful cellar housing white goods and additional storage.

Offering outstanding potential in a truly picturesque location, this is a fantastic opportunity to transform a spacious bungalow into a stunning forever home while enjoying some of the finest views the Lune Valley has to offer.

Let's Take A Closer Look At The Area

The village of Brookhouse sits in the breath-taking Lune Valley, on the northern edge of the Forest of Bowland, Area of Outstanding Natural Beauty. Renowned for its countryside walks including the Crook O'Lune and the River Lune sitting at its heart, beautiful views can be admired. With a vibrant community surrounding this home, Brookhouse and Caton have a plethora of local shops, eateries and pubs, as well as highly regarded primary and secondary schools making this a perfect family area. With access to the M6 motorway via junction 34, and the excellent Bay Gateway, this property is perfectly placed for commuters, with access to Lancaster train station forming part of the West Coast Mainline.

Let's Step Outside

The property is approached via a gated entrance offering additional privacy, with a brick-built frontage enhancing the attractive kerb appeal. An impressive driveway provides ample off-road parking and leads to the garage, whilst the front garden is mainly laid to lawn. The rear garden is a true standout feature of the home. Generous in size and mainly laid to lawn, the garden enjoys uninterrupted views across the beautiful Lune Valley, creating a peaceful and picturesque setting. A paved seating area provides the perfect space for outdoor dining and entertaining, whilst a mature apple tree adds further charm and character to this exceptional outdoor space.

Services

The property is fitted with an oil heating system, mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band E under Lancaster City Council.

Viewings

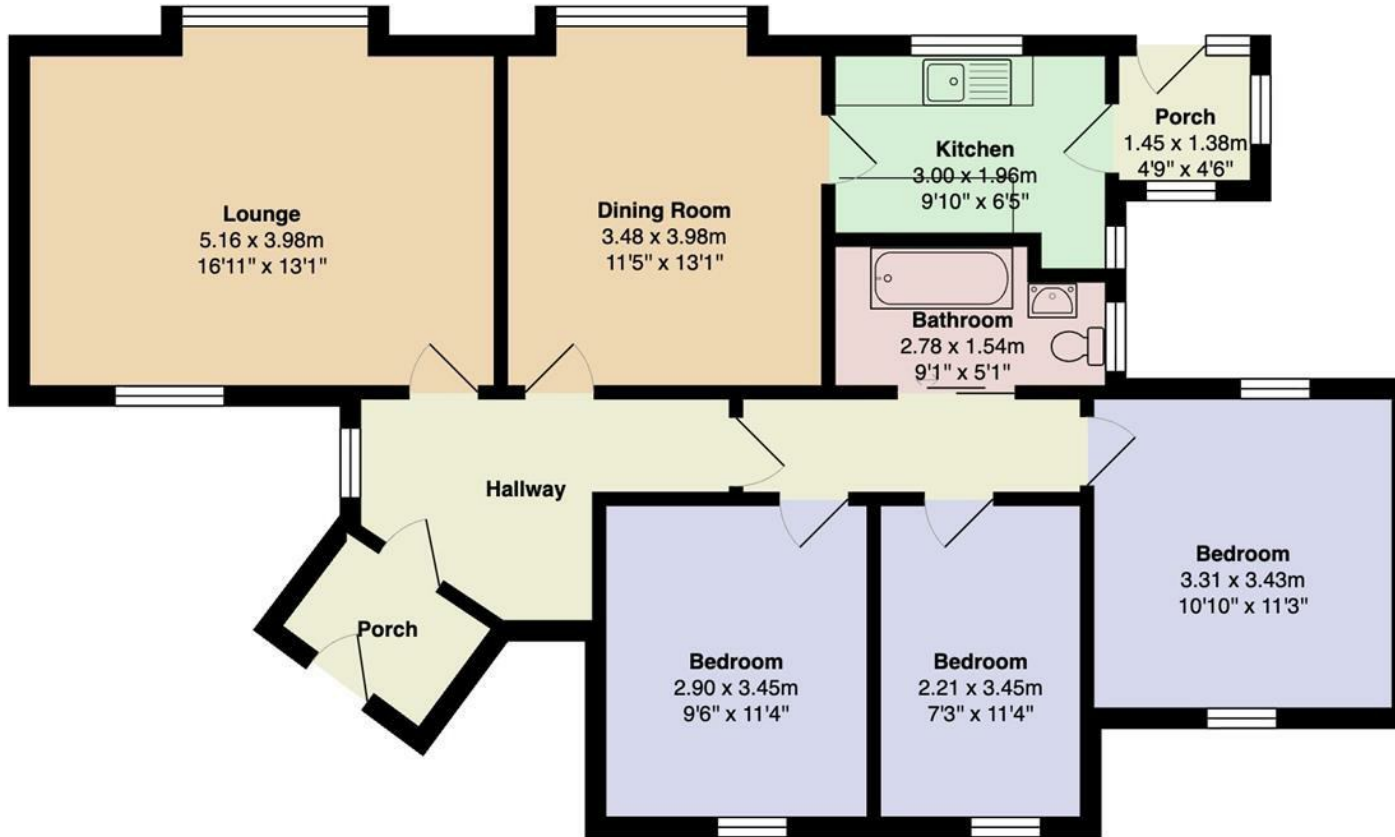
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 93.6 m² ... 1007 ft²

All measurements are approximate and for display purposes only

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

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