





The accommodation..

Accessible from the front elevation into a gorgeous dining room with feature wood burner, the ground floor accommodation sweeps into a tastefully appointed lounge with a period fireplace and a lovely kitchen with granite work top surfaces, an inset sink and drainer and integrated appliances including an electric oven and wine cooler. The first floor boasts four well proportioned bedrooms and two contemporary shower rooms. The home has stunning countryside views and ample storage options within.

Lets look outside

The property has an adjoining garage with power and light and a car port to the right and benefits from a sizable lawned plot with gated access. The majority lawned garden hosts a vegetable plot as well as the oil tank.

The location

This brilliant home is ideally positioned to take full advantage of nearby M6 access at junction 33 and is a short drive from Lancaster University and the Royal Lancaster Infirmary for the working professional who wants to retain closeness to work but with a rural feel. Ellel sits close to Bay Horse and Quernmore between Lancaster and the market town of Garstang and all of the associated amenities on offer. Lancaster has many popular attractions including Lancaster Castle, the iconic Ashton Memorial and Williamson Park.

The situation

The property is available with full vacant possession and no onward chain.

Services

The property is heated with oil fired heating and has mains electricity and a septic tank.

Tenure

The property is Freehold.

Council Tax

Band C via Lancaster City Council.

Viewings

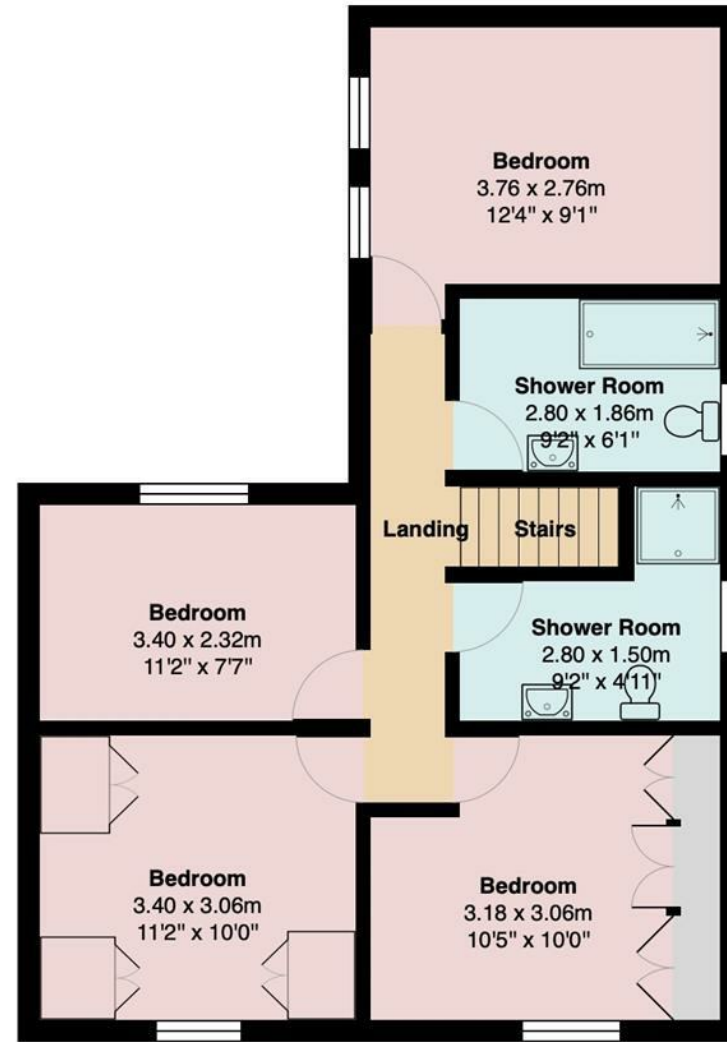
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

To be available online with further queries to be handled by our sales team.







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			

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