





Inside The Home

Situated in an elevated position in the Lune Valley village of Brookhouse, this incredible home has been lovingly modernised in places throughout the home. With a partial rewire and approved planning permission to extend the bungalow to create a four bedroom, true family bungalow the possibilities with this home are endless.

As you enter the home, you lead into a welcoming Entrance Porch, with ample space for coats and muddy boots. A generous Entrance Hall awaits providing access to a large open plan Living Sitting Room, showcasing incredible views across the extensive rear garden. The ever changing scenery can be enjoyed from the comfort of this home whilst being completely private for surrounding properties. Providing the perfect backdrop for social gatherings and family get togethers this room is centred around a multi-fuel stove, setting the tone for cosy nights in. Opening into a generous Dining Room with access into a fitted Kitchen, with integrated appliances including a four ring induction hob with extractor above and a high rise oven, with space for a fridge freezer. To the rear of this home, a generous conservatory can be found which is used by the current vendors as a Utility Area. With plumbing for a washing machine, and ample space to enjoy the grand rear views, with access to the extensive rear grounds.

To the front of the property, two generous bedrooms can be found, both with fresh decor presented to a high standard. With Built in bespoke wardrobes, there are ample storage for both rooms. The family bathroom can also be found at the head of the hall, fitted with a three piece suite which requires some modernisation. This beautiful home is a perfect blank canvas for a multitude of buyers, looking for a slice of the good life.

Planning permission has been granted which provides purchasers with the option of extending this beautiful home by an impressive 61m² / 656ft², creating a truly incredible four bedroom retreat. With plans drawn which include a superb master with ensuite shower room, an additional WC and separate utility, as well as plans to create a dual entrance driveway with slopping ramp, making access to the property

incredibly simple. (Please Note: Copies of the plans can be seen on viewing the property. For more information, please contact our office).

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

To the front of the property, an elevated garden can be found, with mature shrubs and planting, with steps leading to the front door. A block paved driveway can also be found providing off road parking and access to a large attached Garage, with light and power. The Garage also provides access to a undercroft located under the property, for additional storage needs.

To the rear, a huge laid to lawn garden can be found gently slopping down towards the babbling beck at the bottom of the mature garden. Presenting the perfect back drop for allowing littles to explore and play, this expansive space is perfect for those with green fingered interests as there is ample space to create vegetable plots, to expand on the current green house and planted borders, or simply sit back and enjoy the stunning uninterrupted views of the surrounding Lancashire countryside.

Services

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

Tenure

The property is Freehold.

Council Tax

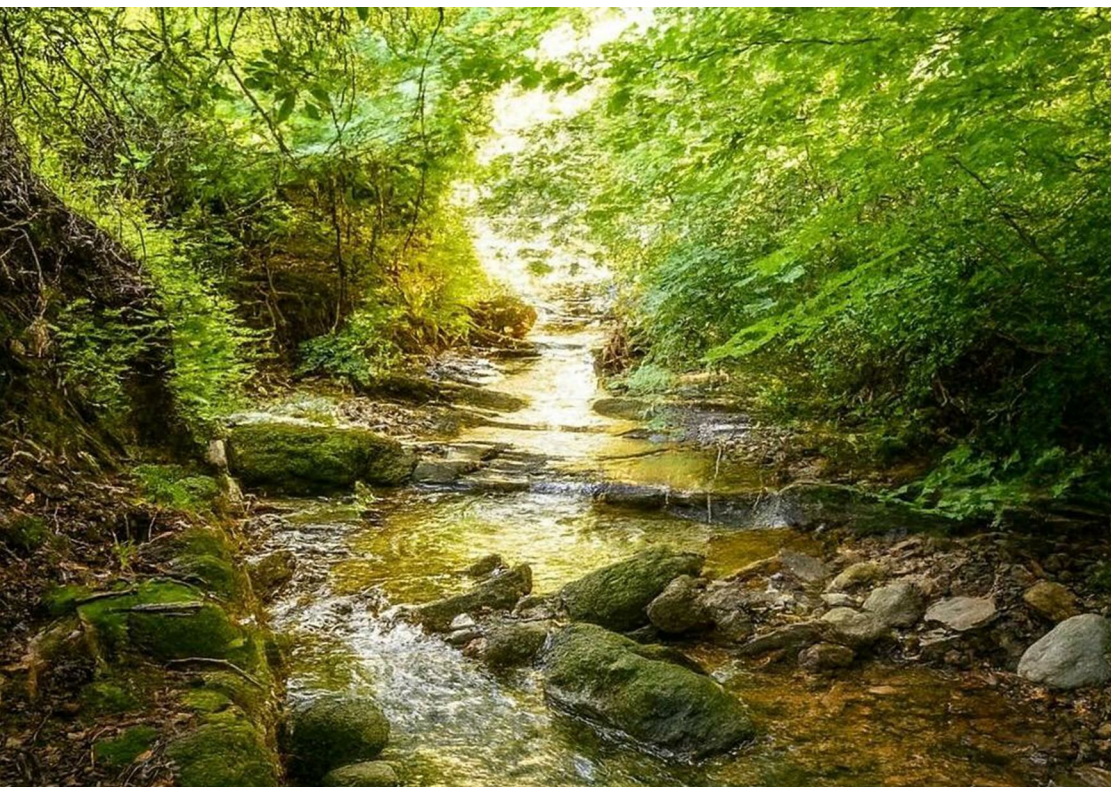
This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

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







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) 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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