HOUSECLUB
ESTATE AGENCY

The Cottage, Borbles Hall Ellel, Lancaster, LA2 0PY

£425,000

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.

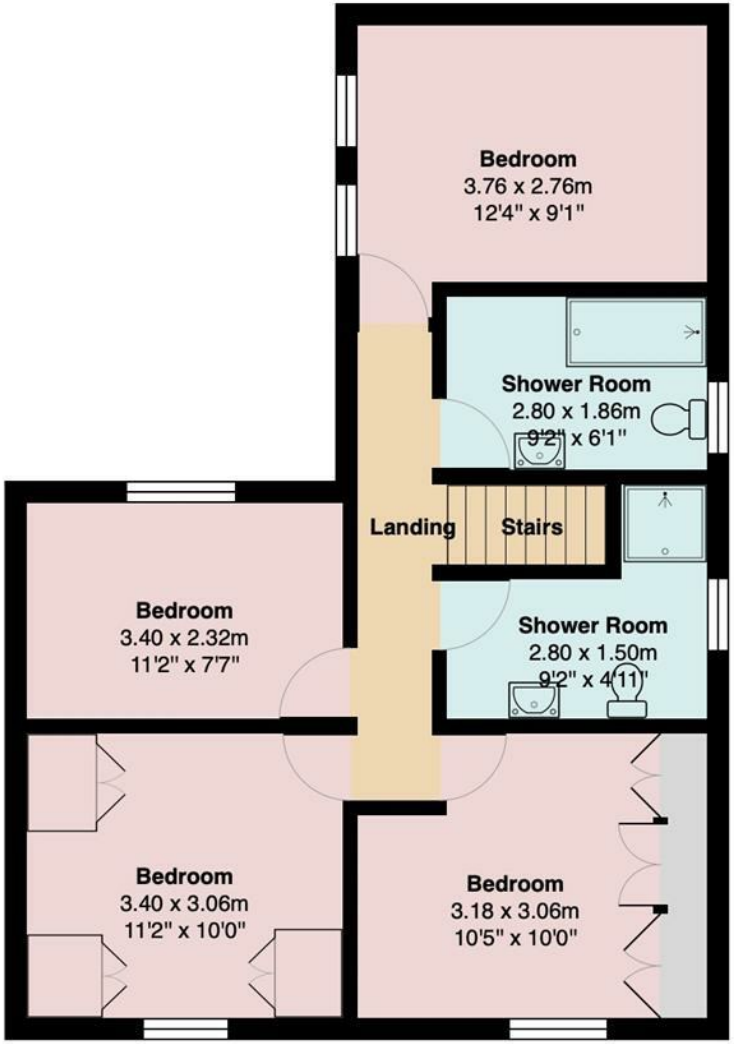
Viewings

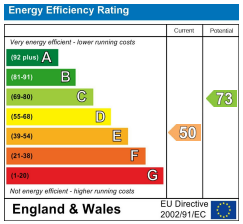
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

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

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





Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub

THE ESTAS ESTATE AGENT AWARDS 2017 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2017 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire)

THE ESTAS ESTATE AGENT AWARDS 2018 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2018 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire & Merseyside)

THE ESTAS ESTATE AGENT AWARDS 2019 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS ESTATE AGENT AWARDS 2019 — GOLD WINNER — NORTH WEST (CUMBRIA, LANCASHIRE & MERSEYSIDE), Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS PEOPLE AWARDS 2020 — HIGHLY COMMENDED — JOHN HARRISON, Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — GOLD WINNER — NORTH WEST (CUMBRIA & LANCASHIRE), Houseclub

ESTAS ★★★★★ AWARDS 2021 — BEST IN COUNTY — SALES, Houseclub Estate Agency, Lancashire

ESTAS ★★★★★ ESTATE AGENT AWARDS 2021 — GOLD WINNER — NORTH WEST (NORTH), Houseclub Estate Agency

ESTAS ★★★★★ AWARDS 2022 — BEST IN COUNTY — SALES, Houseclub, Lancashire

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN NORTH WEST (LANCASHIRE)

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 — GOLD WINNER — NORTH WEST (NORTH), Houseclub

ESTAS ESTATE AGENT AWARDS 2023 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB

ESTAS ESTATE AGENT AWARDS 2024 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS AWARDS 2024 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

BRITISH PROPERTY AWARDS 2024 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2025 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

ESTAS25 ESTATE AGENT AWARDS ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS25 BEST ESTATE AGENT OFFICE IN THE UK ★★★★★ — SILVER WINNER — HOUSECLUB ESTATE AGENCY

ESTAS25 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

HOUSECLUB ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk