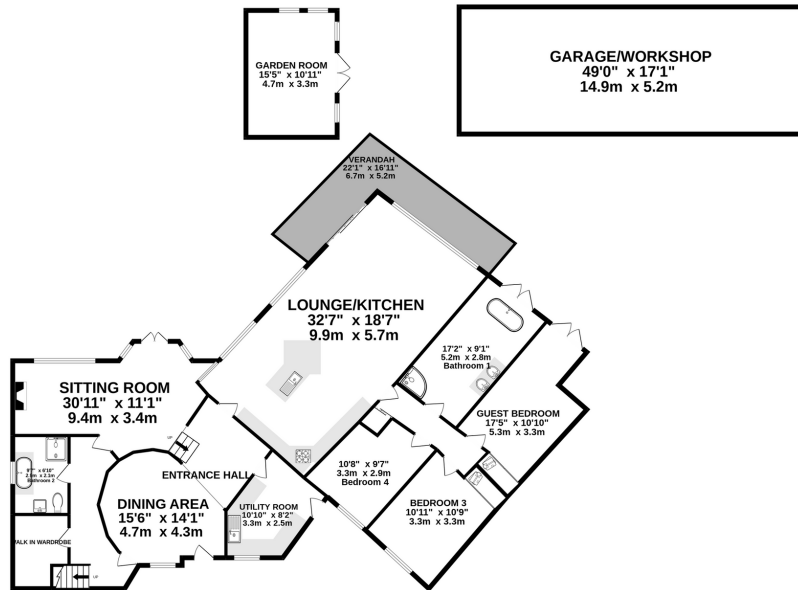


GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 3541sq. ft. (329.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 **lunevalley**
ESTATES.

Arrow House, Halton

£675,000

Arrow House is the epitome of luxury Lune Valley living. Surrounded by rolling fields to the East and North with panoramic views all the way up to the Clougha Moors and the historic Lancaster Cathedral and Ashton Memorial. The property has been extensively modified into it's modern day state.



Arrow House is a three-bedroom home with a mezzanine office level easily being able to accommodate a fourth large and beautifully lit double bedroom. There are two reception areas with a further open space for formal dining. Couple this with a considerable open plan kitchen/breakfast area, this property really does offer everything and more in the way of luxury living. As you can see from the photos the home boasts vast gardens with an extremely spacious and functional storage barn which is completely dry, lit and the perfect place to store treasured possessions. There is a traditional wooden constructed summer house with log burner and room for a three piece suite, all a short towel wrapped walk away from the hot tub on purpose built decking that is a star gazers dream!



5.08m x 4.31m (16' 8" x 14' 2") - This room really is an incredible addition to the home, in essence it's its own little wing with access to a fully fitted three-piece bathroom below and a walk-in wardrobe! The bedroom is currently being used as an office but has previously held a double bed with plenty of space left for storage. Full-size windows give great views over the fields and if you look the other way you will see terrific views towards Lancaster and its historic castle (firework displays look amazing from up here!). If that wasn't enough light you also have three velux windows giving your night-time and great soundtrack - who doesn't like listening to raindrops tucked up in bed.

3.3m x 3.2m (10' 10" x 10' 6") - Double bedroom overlooking the driveway with storage cupboards built in once again. The room is extremely quiet being set back a long way from the leafy Arrow Lane.



3.3m x 5.3m (10' 10" x 17' 5") - Double bedroom with double French doors leading to a rear private patio and gardens. There are three built-in cupboards, two of which are doubles and a space for a dressing table, again what a place to do your hair looking at the birds feasting *al fresco* in the garden.

5.66m x 9.93m (18' 7" x 32' 7") - Underfloor heated tiles run throughout the kitchen here which really take the edge off on the morning coffee run! There is a large island featuring storage cupboards galore along with a great oak breakfast table with space for three stools. The kitchen is extremely well equipped for the modern family with a Quooker boiling tap and Bosch appliances. The area also has two gargantuan windows overlooking the gardens with a further one in the lounge area. The cosy spots really go on and on in this home, a further multi-fuel burning stove beams light and heat out over the lounge with sliding doors to the verandah.





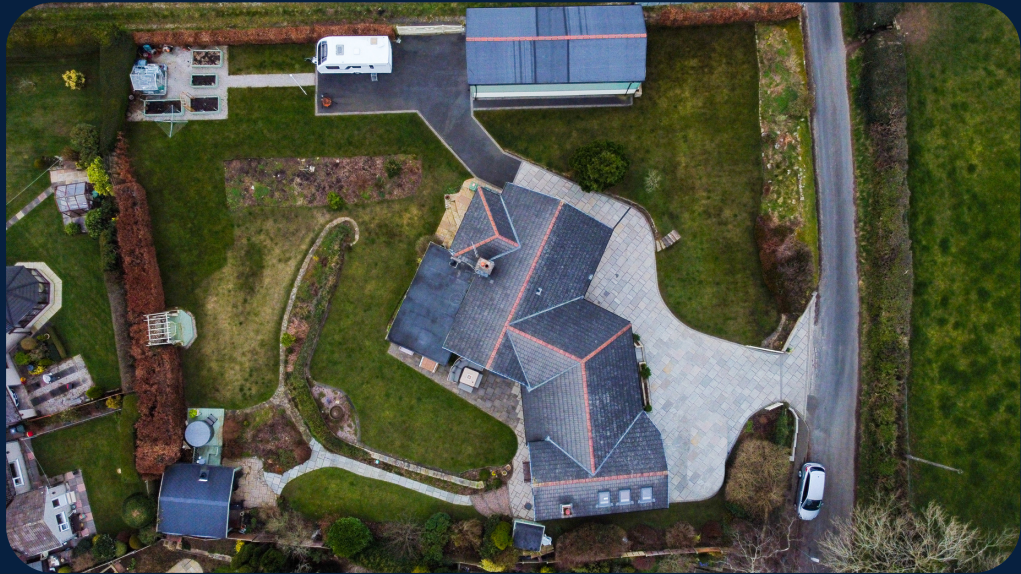
4.6m x 3.3m (15' 1" x 10' 10") - Built in 2017 the log cabin is accessed via a leafy track at the bottom of the seemingly endless garden. Wooden construction lends to an incredible sense of warmth and cosiness which is impossible to replicate with other garden rooms or outbuildings. There is yet another log burning stove here heating the cabin to an extremely comfortable level.



3.3m x 4m (10' 10" x 13' 1") - A magnificent monochrome bathroom; white marblesque ceramic tiles coat the walls with thick black slabs underfoot. Enjoy a soak in the centrally filling spa bath, with its feature glass panel wash away the sleep from your eyes in the impressive walk-in monsoon shower



3.3m x 5.3m (10' 10" x 17' 5") - Glossy white units speckle the sides, with a twin sink helping to shave minutes off the morning regime. The mirror above illuminates, playing its own helpful role in proceedings. Underfloor heating ensures this spacious room stays cosy and warm all year round. In the corner, a large shower is in store, with ample room to towel down afterwards. There is a sunken Jacuzzi tub, set by double doors which open out into the garden.



Halton is a beautiful village located about 3 miles from the heart of historic Lancaster. The village is rich in amenities with award-winning Blacks Fish & Chips to the brand new and highly desirable Red Door cafe & Greyhound public house. St Wilfred's primary school is located about five minutes walking from Arrow House and the home is well within the catchment area of fantastic secondary schools such as LRGS, LGGS and QES.



Arrow House is fully equipped to cope with the demands of the modern family. From the Bosch kitchen suite to the B4rn fibre broadband connection.





3 Rear (south west) Elevation - Proposed
Scale: 1:100

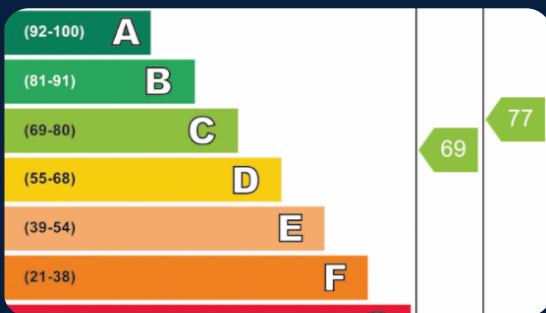


client: Arrow House
stage: PLANNING ISSUE
drawings: 21-022-23-15 rev: A
contents: Elevations 2 - Proposed
scale: 1:100 = A3 Landscape
issued: RIV/SJM
date: Jun-21



The plans for the property which have been approved can be seen above. It really is a beautiful proposition that would extend the home dramatically with a glass ceiling effect to the lounge.

Costing for the work has been discussed and we are happy to have a conversation with prospective buyers about the estimated cost of the work that has been proposed. We are also more than happy to talk about potential added value-added to any potential work carried out.



Thanks to its high levels of insulation and LED lighting throughout, Arrow House is highly rated on the energy efficiency scale. A copy of this information can be found online.



2 Mezzanine Plan - Proposed
Scale: 1:100

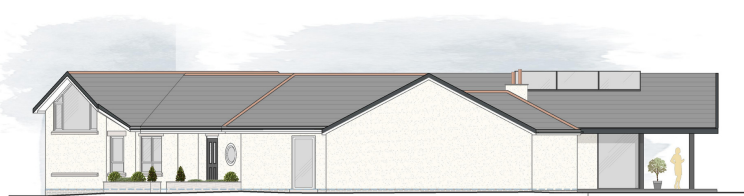
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stage: PLANNING ISSUE
drawings: 21-022-23-13 rev: A
contents: Plans - Proposed
scale: 1:100 = A3 Landscape
issued: RIV/SJM
date: Jun-21

A birds-eye view of the proposed plans at Arrow House. Please contact us to discuss further.

Front and side elevation



1 Principle (north east) Elevation - Proposed (No Change)
Scale: 1:100



client: Arrow House
stage: PLANNING ISSUE
drawings: 21-022-23-14 rev: A
contents: Elevations 1 - Proposed
scale: 1:100 = A3 Landscape
issued: RIV/SJM
date: Jun-21

