

The Old Coach House

£400,000

Found down a quiet country lane just outside of Brookhouse, The Old Coach House is a gorgeous, three-bedroom, detached home.

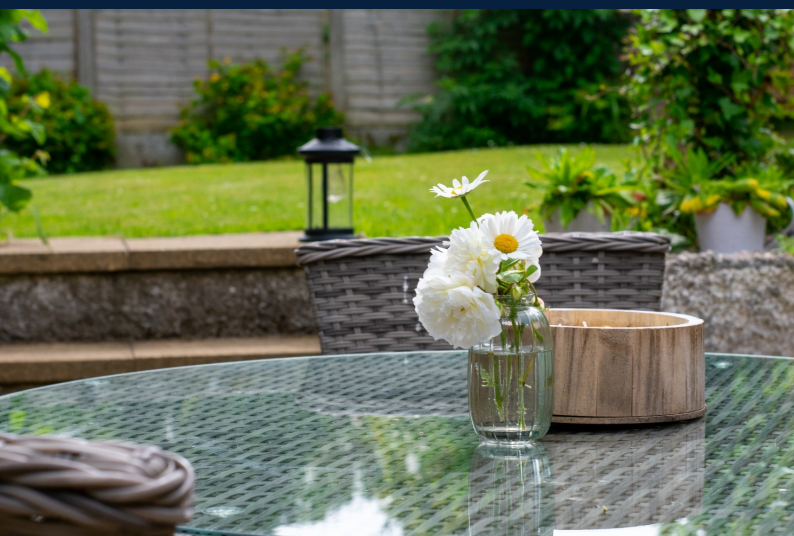
The popular villages of Brookhouse and Caton are just a moment's drive away, providing all of the necessary amenities, including three high-rated pubs, a post office, and a small co-op supermarket.

Access to the M6 motorway, and nearby Lancaster's city centre, is just a 10 minute drive from the property, with the gorgeous Lune Valley Countryside and infamous Crook O'Lune found along the way.

There are plenty of dog-walking routes and picnic spots dotted around the area, perfect for family days out.



The property's beautiful grounds boast both a garage and plenty of off-road parking for multiple vehicles. The garden found to the side of the home provides a peaceful seating area, including a patio and raised decking space, welcoming sunlight all day and into the evening.





Through the beautiful oak door, surrounded by exposed stone, a welcoming entrance hall, currently lined with family photos and artwork. Access to both reception rooms is found to the left, and to the right, bedrooms two and three.



A large kitchen/diner with a contemporary open-plan design, and modern finish is found to the end of the hall, the rear garden can also be accessed from this room.

A beautiful stained glass door separates the kitchen and hall from a spacious family lounge, filled with light by three large windows and an excellent space for both quiet evenings and entertaining guests.



At the other end of the home, access to bedrooms two and three, both spacious double rooms, and the large bathroom. The beautiful four-piece suite is lined with dazzling white tiles with a modern monochromatic finish.

Up the staircase found in the living room, the master bedroom. A beautiful double room with some lowered head room but plenty of room for a large vanity space and double bed.



Entrance Hall

4.9m x 2.2m (16' 1" x 7' 3")

A welcoming entrance hall, with a beautiful oak door and exposed-stone and panel-lined walls. Provides access to all ground floor rooms.



Living Room

5.7m x 3.6m (18' 8" x 11' 10")

A spacious family lounge finished to an immaculate standard. Three large windows surround the room and a slate-grey staircase leading to the master bedroom found to one side.

POTENTIAL: Knock through to kitchen/diner to create open-plan space.





Kitchen/Dining Room

7.3m x 3.6m (23' 11" x 11' 10") MAX

An open-plan kitchen and dining room with a contemporary finish, including a breakfast bar and large family dinner table. A stunning skylight fills the room with light, and a door providing access to the rear garden.

POTENTIAL: Knock through to living room to create further open-plan space. Further modernisation of kitchen space and installation of further integrated appliances.



Bathroom

3.6m x 2.1m (11' 10" x 6' 11")

A gorgeous, contemporary, four-piece suite, lined with milky white and some feature tiles. A large monsoon-shower cubicle and free-standing bath fill the room, along with plenty of storage cupboards.



POTENTIAL: Create access to bedroom 2, making this room into an En suite.

Bedroom 2

3.6m x 2.8m (11' 10" x 9' 2")

A double bedroom in the far corner of the home, finished with beautiful Laura Ashley wallpaper, matching furnishings, and mirrored wardrobes.

POTENTIAL: Create direct access to bathroom to create En suite.



Bedroom 3

4.6m x 2.7m (15' 1" x 8' 10")

A double room currently holding a single bed, with a vanity space to one side and storage drawers lining one wall.

POTENTIAL: Knock through to Bedroom 2 to create large bedroom. Convert into bathroom or walk-in wardrobe and create access through to bedroom 2. Use as a playroom/nursery.



Master Bedroom

(5.7m x 3.7m)

A gorgeous first floor master bedroom accessed from the lounge, with views around the property and plenty of room for a double bed and vanity area, as well as eaves storage space.

POTENTIAL: Create En suite area and use as Air BnB accommodation or guest suite.

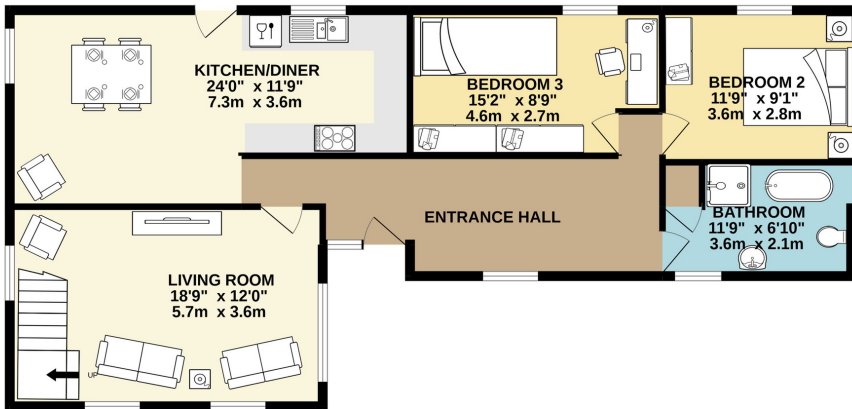




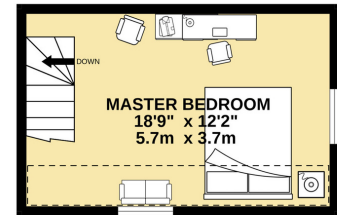
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ESTATES.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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