

50A Artlebeck Road

£550,000

Situated in the small village of Caton, just 5 minutes from nearby Lancaster, this property supplies a calm oasis in which to reside, whilst also allowing great access to local amenities.

Tucked away in a private corner of Caton, this property is finished to an immaculate standard, with a beautiful, contemporary kitchen, open-plan living space and four grand bedrooms.

Large floor-to-ceiling windows are found throughout the property, allowing an immense amount of natural light into the home, and providing gorgeous views across the rolling hills of the Lune Valley. The property's private garden, with direct access to the nearby beck, can be accessed from the lounges and comprises mostly of grass lawn, as well as a fitted decking space.

Upon approach to the property, tucked away just behind the neighbouring homes of Artlebeck road, a wealth of parking space and an attractive front elevation.





Entering the property, a grand entrance hall, highlighting the property's gorgeous solid wood staircase. To the right, the first lounge, fitted with a woodburning stove and French doors, providing access to the rear garden. The fourth bedroom is also found at the end of this hall, which is currently used as a playroom.



To the left of the hall, access to the open plan living-dining area and kitchen. The gorgeous kitchen, with a stunning island and fully-integrated appliances, looks out over the cosy living area and dining table. Huge windows coat the room with sunlight, making this the perfect room for entertaining, and equally an excellent spot to watch the sun rise. A utility room and handy lower-floor bathroom are also found to the side of the kitchen.

Up the stairs, the breath-taking master bedroom. Floor-to-ceiling wardrobes line one side of the room, with one of the four being a hidden access to the gorgeous en-suite bathroom. The room also opens onto a small balcony looking out over the rear garden and Artle beck itself.

The second and third bedrooms are found across the hall from the master, both double rooms offering alternating views over the front and rear of the property. Access to the first floor bathroom is also found from the hall. The detached garage, with an electric up-and-over door, is found to the left of the front of the property. The home-gym is also found to the rear of the garage, with its own separate access door.





**Hallway
(2.02m x 5.18m)**

A large entrance hallway, with direct access to ground floor rooms, underfloor heating, inset downlights and a glass screen banister lining the beautiful solid wood staircase.

**Bedroom 4
(2.41m x 4.76m)**

Currently used as a playroom, this tucked-away bedroom could be used as an office or study or reverted to a bedroom. Underfloor heating remains, as throughout the home.

**Lounge
(6.47m x 3.37m)**

With continued downlights and underfloor heating, this cosy, but spacious, lounge also boasts a classic woodburning stove and large French doors, allowing access to the property's rear garden



Kitchen/Living/Dining Room (7.85m x 9.84m MAX)

Kitchen

A contemporary kitchen with modern units surrounding, including integrated appliances. The kitchen island, boasting an inset hob and seating area is certainly a focal point of the room. This room is the perfect kitchen to prepare large family dinners, and a great spot to entertain in the evening, with plenty of space around the units and appliances. There is even a wine cooler!



Lounge

A gorgeous, cosy space, with L-shaped seating and provided with plenty of light from the floor-to-ceiling windows which surround the room.



Dining Room

A dining table currently stands in front of the huge bi-folding doors, allowing this open-plan space to become even further extended, to the rear garden. The perfect space for entertaining, especially in the summer months, as access from the kitchen, all the way through to the outdoor space, is a breeze.



Master Bedroom

(3.52m x 4.16m)

A stunning master suite with a secret en suite, plenty of space for a queen-sized bed, and a beautiful balcony, sure to make you feel like you are starring in Shakespeare's famous love story! The room also includes huge floor-to-ceiling wardrobes lining one wall.



En Suite

(3.48m x 1.4m)

Accessed via one of the suite's floor-to-ceiling wardrobes, this secret en suite comprises of his and hers sinks, a large walk-in shower and a heated vanity mirror and towel rail.



Bedroom 2

(4.04m x 3.29m)

A decently-sized double bedroom with a large window offering views over the front of the property.



Bedroom 3

(4.04m x 2.67m)

Another good size double room, with a similar sized window to bedroom 2, but overlooking the rear of the property.





**First Floor Bathroom
(2.14m x 2.18m)**

A modern 3-piece suite with a beautiful shower head bathtub, floating sink, and toilet. Downlights and a frontal window make this white, tiled suite dazzle.

**Utility
(2.80m x 3.0m)**

A handy utility room with direct access to the shower room and outdoors. Excellent for dog owners, this utility provides a great space to rinse off after muddy walks!



**Shower room
(1.47m x 2.43m)**

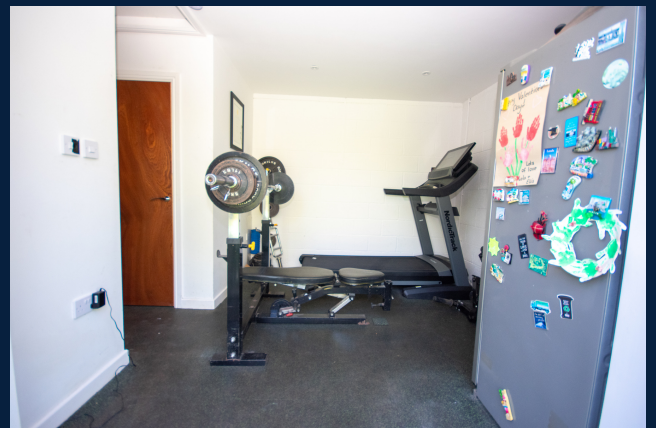
A modern suite boasting a walk-in shower, wash basin and toilet unit. A heated towel rail means you won't feel the cold British winters after using these facilities!

Garage (5.33m x 3.18m)

A detached garage with electric up-and-over door, full power, and plenty of room for car storage.

Gym (3.38m x 3.81m)

A small home gym area, useable as it is currently or as an external office or utility room. Plumbing for a washer & dryer present, and full electric access.

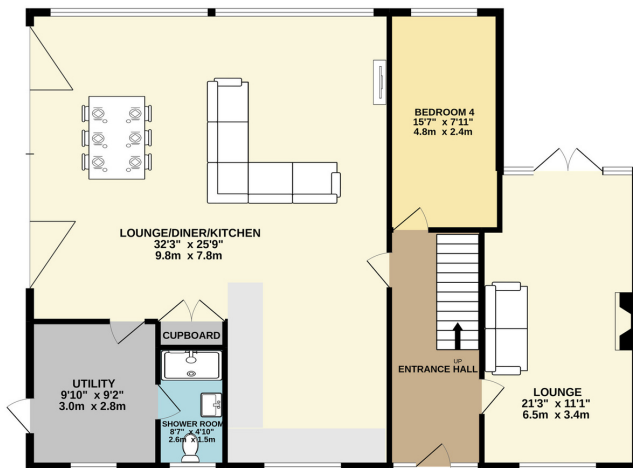




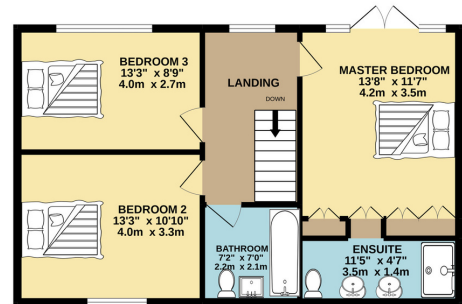
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ESTATES.

GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1922 sq.ft. (178.5 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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