



Ashton House | Brook Street

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Freehold





Built in 1876 by Master Builder and Mayor of Lancaster William Huntington as a detached residence; it is believed it was his home for a short period of time and retains many of the original features which stand testament to his firm's craft.

Towards the end of the 19th Century numbers 6, 8, and 10 Carr House Lane were built, with number 6 being linked to No.1 Brook Street at that time. Today No.1 Brook Street still retains the feel and benefits of a detached residence owing to the original build quality and craftsmanship.



Set in a conservation area and restored to an extremely high standard throughout, with an abundance of original features, this property presents a perfect example of modern living within a magnificent period home.



The property briefly comprises of open plan hall/morning room, grand lounge area, contemporary kitchen diner with freestanding 'Habitat' kitchen perfect for entertaining, and additional garden room to the ground floor. There are also two cellar rooms, currently used as utility/workshop, but with the fantastic potential to be converted to perhaps a cinema room, or play room

The first floor comprises of three generous double bedrooms and a four piece shower room, and the second floor comprises two generous double bedrooms and a luxurious three piece bathroom suite.

Externally the property benefits from a delightful south facing private rear garden which is not overlooked, large stone and slate built detached garage with existing foundations for a second storey.



Entrance Foyer/Morning Room

A beautiful entrance to the property where the morning room, entered through an original archway from the hallway, provides a very versatile living space. Comprising original mosaic tiled floor in the hallway extending to coir carpet in the morning room, original coving to ceiling, open fireplace with timber fire surround, tiled backdrop and hearth providing a focal point for the room, original sash leaded window to the rear aspect, original picture rail, telephone point, ceiling light point, double panelled radiator with thermostatic valve and power points.

Sitting Room

This grand reception room measuring the full width of the house is bursting with character and boasts an abundance of original features including a beautiful marble fireplace with cast iron insert and travertine hearth which provides a central focal point to the room, original sash leaded bay window with wood panelling and additional original sash leaded window providing abundant natural light, original detailed cornicing to the high ceilings, original stripped and waxed panelled door, gas light vent, dado rail and deep skirting boards. Also comprises two ceiling light points, power points, double panelled radiator with thermostatic valve and television, telephone & computer points.

Kitchen/Dining Room

Entered through original stripped and waxed panelled door. Windows to three sides including bespoke thermally efficient patio doors providing a glass wall aspect overlooking the south facing garden. Contemporary freestanding solid wood 'Habitat Canella' kitchen including central island unit comprising worktop and breakfast bar. Dining area large enough to house an 8 seater dining table and chairs provides a fantastic entertaining space. The kitchen also comprises double Belfast sink & drainer unit, plumbing for a dish-washer, fireplace with original lintel housing range cooker with original cupboards to either side, vertical designer radiator, recessed spotlights to ceiling, dimmable over dining table, power points, and solid bamboo flooring Access to garden room through original solid wood door.



Garden Room

The perfect place to sit and enjoy the south facing, private and enclosed rear walled garden. Also provides ample log storage, houses a well established grape vine and provides an ideal space to grow tomatoes, rocket, basil etc and cultivate potted plants, also comprising stainless steel sink and drainer unit with base cupboard, plumbing for a washing machine/ connection for garden hose, external circuit breaker power points, light and door providing access to the garden.

Cellar 1/Utility Room

This large practical cellar room has power and light, plumbing for a washing machine and or a washer dryer and space for a freezer; it is also used as a pantry by the current owners.

Cellar 2/Workshop

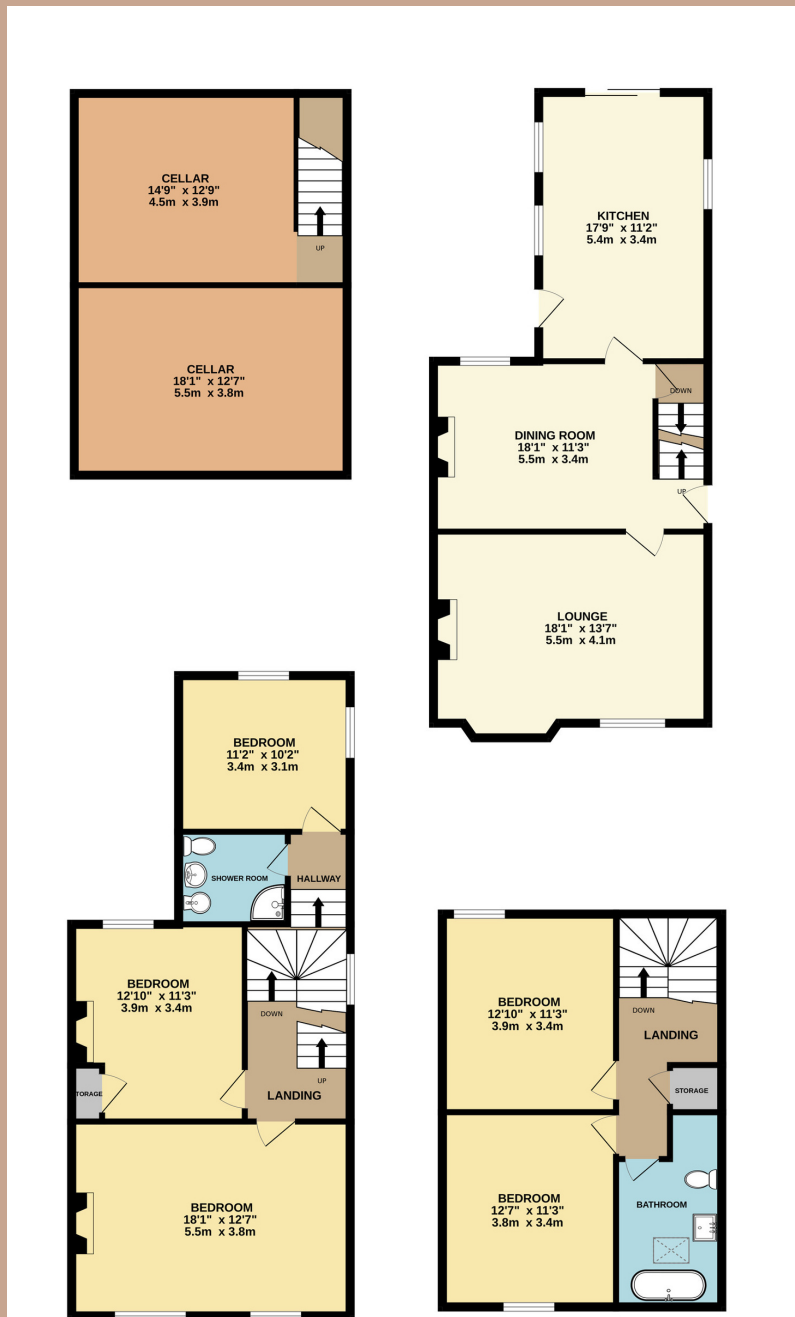
This second cellar room with original coal store is currently used as a sizeable workshop and for storage; it has power and light, it houses the top of the range 'Veissmann' condensing boiler with pressurised water system, consumer unit (fusebox), electric meter, gas meter.

Master Bedroom

Gorgeous master bedroom comprising two original sash leaded windows to the front aspect, original marble fireplace with tiled hearth, original cornicing to the high ceilings, deep skirting boards, original stripped and waxed panelled door, large single panelled radiator with thermostatic valve, ceiling light point, power points, telephone point, television point and computer point.

Bedroom 2

The spacious double bedroom comprises original storage cupboard, original tiled fireplace with mahogany surround, original stripped and waxed panelled door, single panelled radiator with thermostatic valve, double glazed sash window to the rear aspect, deep skirting boards, ceiling light point, power points, television, telephone and computer network points.



Bedroom 3

Another double bedroom benefitting from dual aspect, double glazed sash windows affording an abundance of natural light, deep skirting boards, wood panelling, original stripped and waxed panelled door, single panelled radiator with thermostatic valve, ceiling light points, power, telephone and computer points.

Bedroom 4

Spacious double bedroom with south facing sunny aspect enjoying superb rooftop views across the conservation area, comprising double glazed sash window, single panelled radiator with thermostatic valve, deep skirting boards, original stripped and waxed panelled door, ceiling light point, power points, television, telephone and computer points.

Bedroom 5

Spacious double bedroom. Original leaded sash window to the front aspect enjoying superb tree-lined views across the conservation area to the castle, telephone, computer and television points, ceiling light point, power points, deep skirting boards, original stripped and waxed panel led door and single panelled radiator with thermostatic valve.

First Floor Bathroom

Beautiful four piece bathroom suite in white comprising low flush WC, pedestal wash basin, bidet and glass quadrant shower cubicle with rain shower, contemporary tiling to complement, Italian travertine flooring with underfloor heating, designer chrome heated towel rail, sash window and recessed lighting. Also provides access to one of the fully insulated loft spaces

Second Floor Bathroom

Luxurious three piece bathroom suite in white comprising low flush WC, bespoke slate topped cupboard with ceramic basin, contemporary freestanding bath on solid beech feet with mixer taps and shower, original waxed floorboards, designer radiator, ceiling light point, double glazed roof light window and storage cupboard. Also provides access to the fully boarded and insulated spacious double loft space.



The property is bounded to the front by a mature privet hedge and to the side by bespoke cast iron railings and stone walling with well stocked borders including clematis, variegated maple and pear tree. Cast iron gate provides secure access to the stone paved pathway leading to the rear garden. Victorian stone town-slabs and stone steps to the front door.

Completely private and enclosed south facing rear garden which is not overlooked. Beautifully presented with stone walled boundaries incorporating apple trees, evening scented jasmine, climbing wisteria, lawn area and mature borders.

Large stone and slate detached garage built in 2005 with foundations for a second storey providing the opportunity to compliment the already substantial property accommodation with optional guest accommodation or an independent office space or consulting practice space with it's own access if required. Comprises solid wood side door with double glazed units, electronic 'Hormann' insulated up and over folding panel door with remote control units, consumer unit, power points and light. Furthermore the utilities run directly adjacent with the building enabling easy connection to mains services including gas, water and sewerage. Additional one parking space on drive in front of garage.

The Essentials



The Waterwitch
0.2 miles



Sainsburys - *0.3 miles*
ALDI - *0.2 miles*



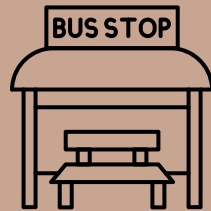
Toll House Inn
0.3 miles



Royal Lancaster Infirmary
0.3 miles



Lancaster Castle
0.5 miles



University Bus Stop
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