

Chapel Square, Brookhouse

£195,000

Chapel square is an immaculate 3-bedroom cottage found in beautiful Brookhouse, with quirky features seen throughout in a marvellous location.

Brookhouse is found tucked alongside leafy Caton. The area provides all the necessary amenities, including three high-rated pubs, a post office, and a small co-op supermarket. There is also a garage and pharmacy within the village.

A highly sought-after area, Brookhouse is just 10 minutes' drive from the popular city of Lancaster, as well as being less than an hour's drive from the Famous English Lake District. Access to the M6 motorway is easy via the A683 to Junction 34.



The exterior of the property presents a classic, beautiful stone cottage, finished in white, with country-style windows and front door, and charming climbing plants either side of the front entry.

Entering the property, the welcoming entrance porch. Through the porch, you find yourself in the spacious lounge, which holds a gorgeous wood-burner within a feature fireplace, and a decorative ceiling arch connecting the open plan lounge/diner.

Through to the cosy kitchen, there is access to the conservatory and rear garden. The conservatory is a beautiful light-filled space, looking out at the raised, tiered yard, complete with gravel and shrubbery.

The first floor boasts three spacious bedrooms on the first floor, and a modern family bathroom comprising of a beautiful four-piece suite in white.





Porch

A welcoming entrance porch providing direct access to the lounge.

Lounge
A spacious lounge with a feature fireplace at its focal point, and a large top opening window which fills the room with natural sunlight throughout the day.



Kitchen

A lovely kitchen space providing the perfect opportunity for modernisation. A large three pane window allows plenty of light and provides views into the garden.



Conservatory
A gorgeous sunny room looking out into the rear garden, with access from the kitchen and into the garden.





Bedroom one

A double room with views over the front elevation.

Bedroom two
A good size room with a large window overlooking the lane.



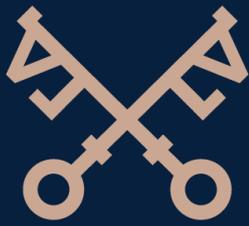
Bedroom Three

A single room perfect for use as a nursery, playroom or maybe even a walk-in wardrobe/vanity.

Bathroom
A wonderful family bathroom, this four piece suite comprises of a walk-in shower, WC, bidet and hand wash basin in white.



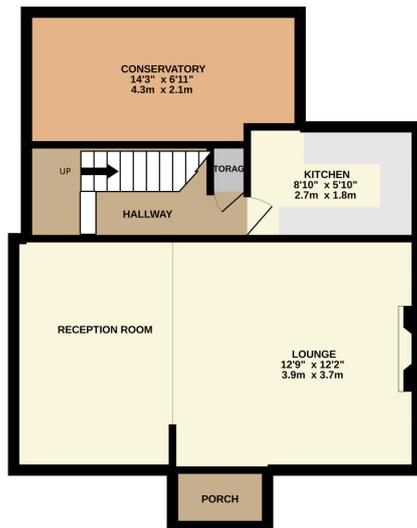




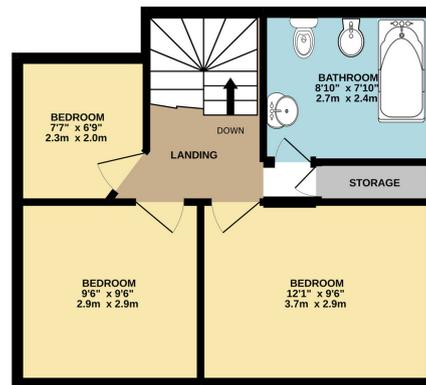
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ESTATES.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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