

Springfield House, Caton

£950,000

Welcome to
Springfield House, a
prime example of
private, countryside
living, found just
seconds from the
centre of Caton
village and the heart
of its community.

Springfield House is a stunning period property located along a quiet private lane bordering the River Lune Millennium Path which offers magnificent River walks and direct off-road access to Lancaster, Morecambe and beyond. The Lune Valley Tennis Club with both grass and hard courts is less than a minute's walk away and the village of Caton boasts a Doctor's Surgery, a Pharmacy, Country Pubs, a Co-op Shop, Village Hall and much more.

Caton is currently undergoing connection to the B4RN underground fibre network which provides the fastest rural broadband speed in the world with over 1GB per second. It is in the catchment area for the highly regarded Lancaster Girls' Grammar School and also Lancaster Royal Grammar School. Not surprising therefore that the village was voted 4th best place to live in Britain in 2022.

Junction 34 of the M6 is less than 5 minutes away by car and the city of Lancaster is approximately 5 miles away offering easy access to all the amenities on offer there.





The 2.5 acre grounds comprise large areas of woodland with yew, oak, beech and hazel, there are large lawns, two wildlife ponds, damson trees, a vegetable plot, flowers beds and countryside views across Artle Beck. A large patio provides the perfect place to sit and watch the plethora of wildlife that visits the garden.

The front entrance to the house is via a gorgeous traditional tiled entrance hall which provides access to the ground floor rooms and a stairway to four double bedrooms and family bathroom. To the left is a large living room with open fire which opens through to the conservatory, with access to the garden, a prime opportunity to create an orangery.

To the right a further large reception room with wood burning stove and stunning bay window. Beyond this room the kitchen with window seat overlooking the open countryside and opening onto a large sun-soaked dining/garden room. A walk-in pantry and utility room complete the picture.

Access from here to the attached barn opens onto a large bathroom and staircase to two further bedrooms and reception room which currently houses a quarter size snooker table.

High ceilings and period features throughout give the house a wonderful light and airy feel. The property is double-glazed throughout and benefits from gas central heating. Large cellars also provide a huge amount of storage space.

Entrance Hall
(8.09m x 1.78m)

A welcoming entrance hall providing access to the ground floor rooms and the rear hallway with door to the lane and stairway down to the cellar. Beautiful Victorian tiles feature here and the main staircase leads to a split landing with original stained glass window overlooking the open countryside.



Reception Room 1
(3.96m x 4.1m)

A wonderful sitting room benefitting from a gorgeous bay window with a wood-burning stove set in a stunning marble fireplace and access hatch though to the kitchen.



Reception Room 2
(3.98m x 4.13m)

A bright and spacious room with bay window, marble fireplace, brass chandelier and opening onto Reception Room 3 via an archway and to a large conservatory which runs the full width of the house via a door to the side.



Reception Room 3
(Music Room)
(3.68m x 3.73m)

A charming room ideal for a piano, further seating or a study area. There are full height stripped pine cupboards providing for ample storage space, a brass chandelier and door through to rear hallway.



Kitchen

3.79m x 3.77m (12' 5" x 12' 4") -

A contemporary kitchen with window seat and fabulous views of open countryside. This room is open to the dining room via bi-fold doors creating a large area ideal for entertaining family and guests.



Garden / Dining Room

(8.09m x 1.78m)

Beautiful room with floor to ceiling windows overlooking the garden and with double doors opening onto the patio. Full height cupboards ideal for cloaks and shoes and access to walk in pantry and utility room and to the accommodation in the barn. Underfloor heated.

Bathroom

(2.53m x 2.77m)

A great-sized lower level bathroom with a large bathtub, shower cubicle and WC facilities.



Bedroom One (3.96m x 4.1m)

Ensuite (1.59m x 1.34m)

A double room with a large window overlooking the front elevation, and an attached space perfect for restoration into a good-size en-suite.

Bedroom Two
(3.79m x 3.67m)

A large double bedroom with a small fireplace and countryside views



Bedroom Three
(3.99m x 4.1m)

A great-size double with masses of storage space and expansive views of the garden.

Bedroom Four
(2.47m x 3.69m)

Currently used as a spare room but with plenty of space for a double bed, this room allows for magnificent views of the surrounding hills and countryside.



Bathroom
(2.72m x 3.69m)

Accessed easily from the landing, this suite consists of a walk-in shower cubicle, hand wash basin and WC.

Bedroom Five
(2.77m x 3.82m)

Currently used as a creative space/music room, this room provides great views over the lane and offers a great opportunity for self-contained accommodation.



Bedroom Six
(3.56m x 3.82m)

A large double bedroom with great views and offering great levels of privacy from the remainder of the house.



Reception Room 4
(5.61m x 3.82m)

An amazing entertainment space, lit by huge windows overlooking the gardens and the lane, currently holding plenty of storage space and a quarter sized Snooker Table!



Garden

Circa 2.5 Acres of private gardens, including woodland, raised growing beds, two levels of grass lawns, beck access and a great wrap-around garden. Damson and other fruit trees are found throughout the grounds, alongside hundreds of other trees, including birch and sycamores. A plethora of local wildlife is often present throughout the grounds, due to the quiet, private nature of the Garden.

Canopied Porch

A large canopied Porch with traditional cobbles. A great location to view the wildlife and store shoes and outdoor furniture

External stores

(4.23m x 1.6m / 4.23m x 3.38m)
Great size stores, accessed from the side porch, providing good storage solutions for both gardening equipment and coat/shoe storage.

Garage

(4.43m x 3.21m)
A good-size garage with double doors, for potential use as a car storage/car port.

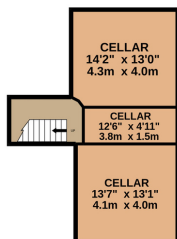




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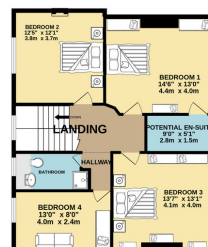
BASEMENT
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR
2149 sq.ft. (199.7 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA: 3940 sq.ft. (366.1 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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