



Old Coach House | Brookhouse
£375,000



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Band E



Freehold





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, holding a pot-belly stove and outdoor furniture. The garden is the perfect place for winding down throughout the evenings with sun all the way through the day and well 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 and 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

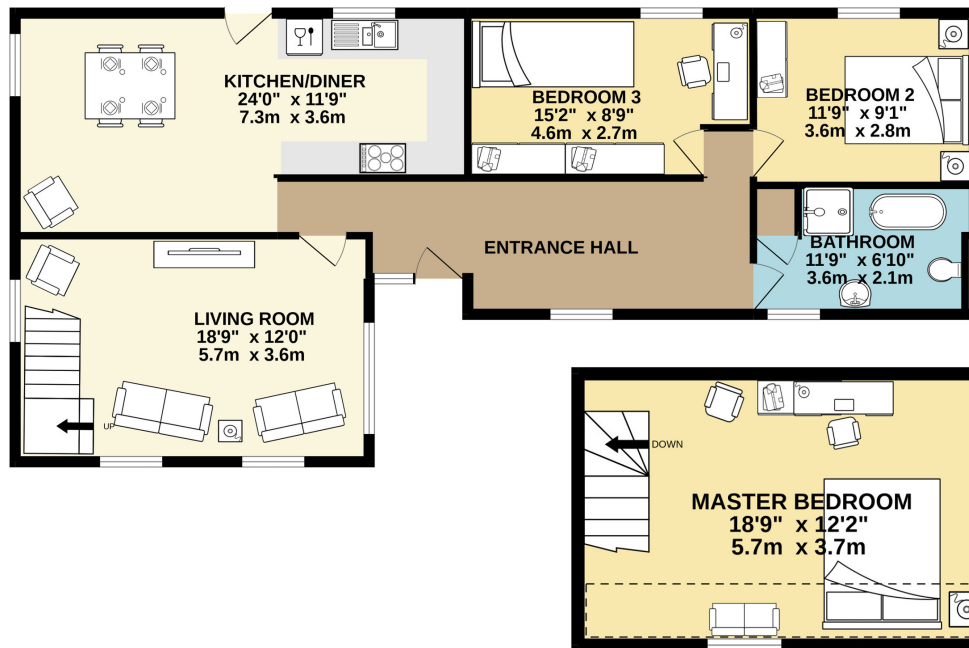
A welcoming entrance hall, with a beautiful oak door and exposed-stone and panel-lined walls. Provides access to all ground floor rooms.

Living Room

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

Kitchen/Diner

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.



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Bedroom Two

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

Bedroom Three

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

Master Bedroom

This double bedroom is incredibly spacious and well lit thanks to dual aspect double glazing. There is still plenty of space for additional storage along with the eaves. Access to the master bedroom is via some very attractive and traditional wooden stairs.

Bathroom

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.

The Essentials



Black Bull Inn
0.5 miles



Co-op Food
1.2 miles
Premier
0.6 miles



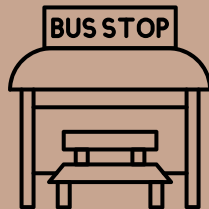
The Station
1.2 miles



Boots Pharmacy
1.2 miles



Crook O'Lune
Picnic Site
1.9 miles



Black Bull
0.5 miles





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Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com