



Ashton House | Lancaster





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Band D



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 and 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 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 south facing private rear garden, large stone and slate built detached garage with existing foundations for a second storey.



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.

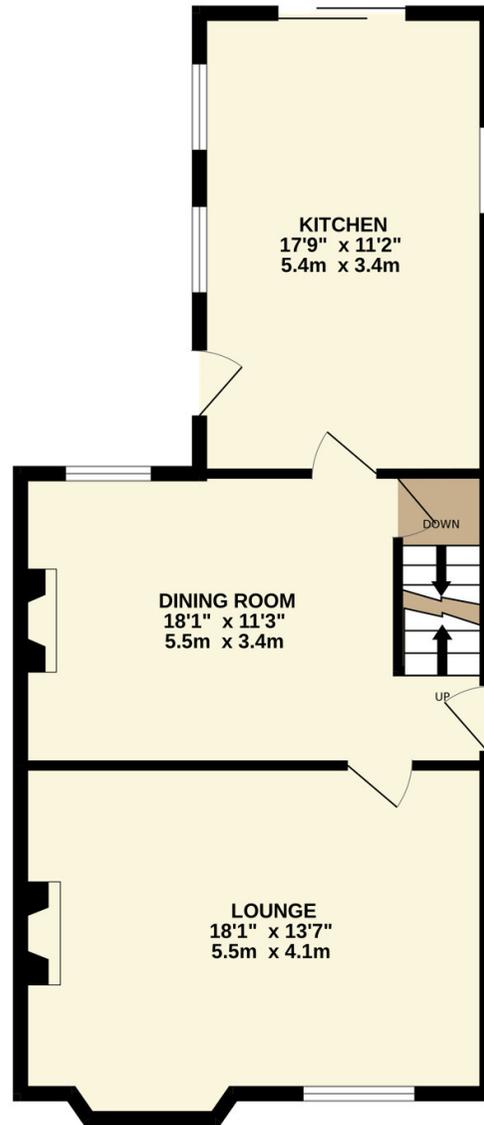
The property benefits from being situated in a conservation area with a residents parking scheme monitored by Lancaster City Council. The property has two parking permits and also benefits from additional visitors parking for two vehicles. There is also off street parking available for one vehicle which is situated in the front of the Garage.

Ashton House also has the recent addition of an additional garage located 50 metres away from the property and has the potential to carry grandfather rights to the new owner.

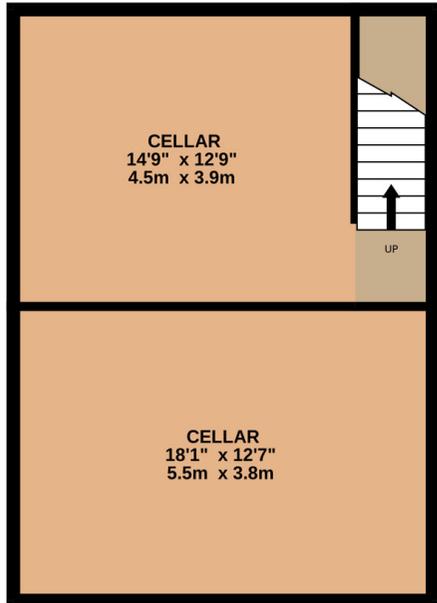




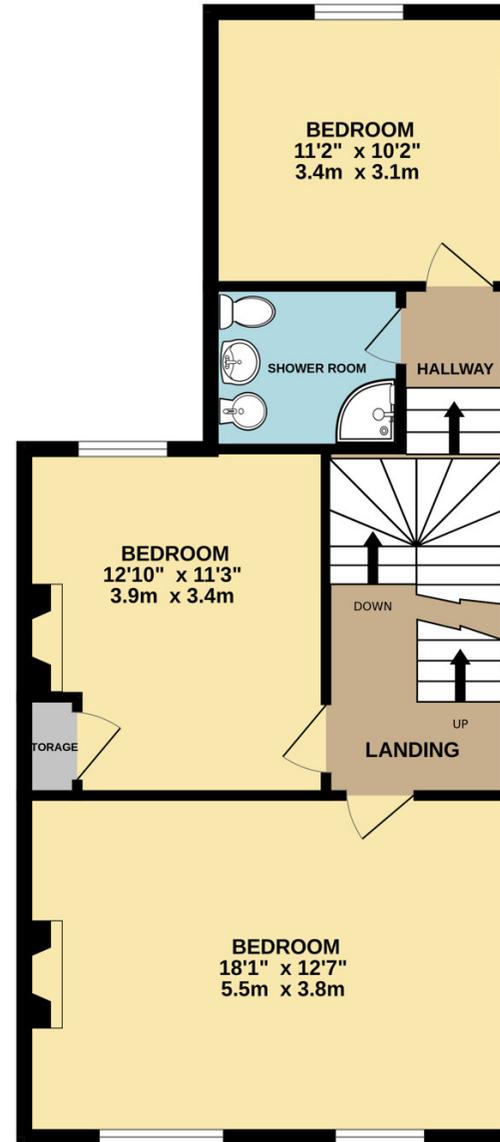
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



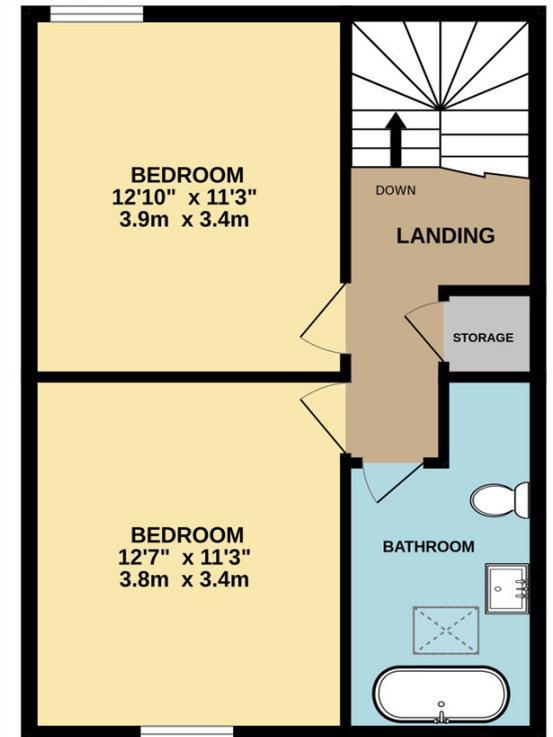
BASEMENT
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



The Essentials



Misso Lounge
0.4 miles



Aldi
0.3 miles

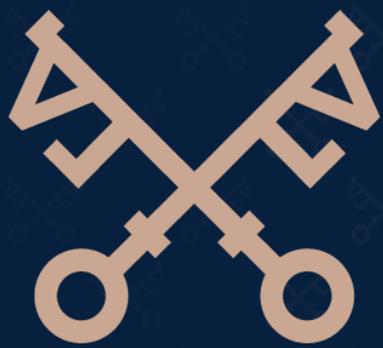


The Waterwitch
0.2 miles



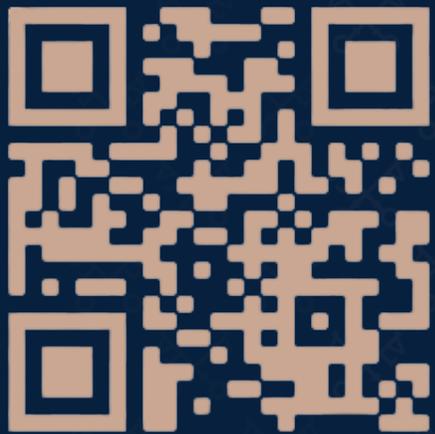
Dalton Square
Pharmacy
0.4 miles





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