

*Copy Lane*

CATON



# COPY LANE



Welcome to this charming three-bedroom semi-detached home nestled on Copy Lane in the picturesque village of Caton. Ideal for first-time buyers, this residence offers a delightful blank canvas, inviting you to infuse it with your personal touch and style. Located in the heart of Caton, residents will enjoy the tranquil ambiance of village life while still being within easy reach of essential amenities, schools, and recreational facilities. With its prime location and endless potential, this delightful home presents a rare opportunity to embrace a lifestyle of comfort and convenience in one of Lancashire's most sought-after villages.









*Take a closer look...*



Property Type:

*Semi-detached*

Square Footage:

*891 sqft*

Council Tax Band

*C*

EPC Rating

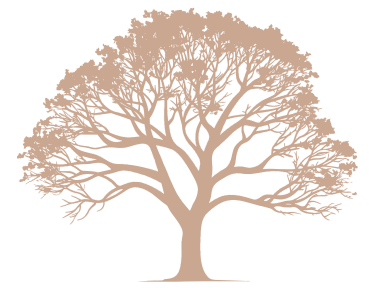
*D*

Tenure

*Freehold*



# Why Caton?



CATON IS A VILLAGE LOCATED IN THE LUNE VALLEY IN LANCASHIRE, ENGLAND. IT'S SITUATED NEAR THE RIVER LUNE AND IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS, INCLUDING VIEWS OF THE SURROUNDING FELS AND COUNTRYSIDE. THE VILLAGE HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN SETTLEMENT DATING BACK TO ROMAN TIMES.

IN TERMS OF AMENITIES, CATON OFFERS THE BRILLIANT FACILITIES, INCLUDING LOCAL SHOPS, PUBS, SCHOOLS, AND THE VICTORIA INSTITUTE. THE AREA IS POPULAR WITH WALKERS AND OUTDOOR ENTHUSIASTS DUE TO ITS PROXIMITY TO SCENIC WALKING ROUTES AND NATURAL BEAUTY SPOTS. ADDITIONALLY, CATON IS WITHIN EASY REACH OF LANCASTER, A HISTORIC CITY WITH A UNIVERSITY, SHOPPING CENTRES, AND CULTURAL ATTRACTIONS. CATON IS ALSO LOCATED WITHIN EXTREMELY EASY REACH OF JUNCTION 34 OF THE M6 MOTORWAY AS WELL AS A WELL RUN PUBLIC TRANSPORT NETWORK. THE VILLAGE BENEFITS FROM ITS RURAL LOCATION WHILE STILL BEING CLOSE TO URBAN AMENITIES, MAKING IT AN ATTRACTIVE PLACE TO LIVE FOR THOSE SEEKING A BALANCE BETWEEN COUNTRYSIDE LIVING AND ACCESS TO URBAN FACILITIES.

## Caton Village





PARKING



GARAGE



GARDEN



UPON ENTERING, YOU'LL BE GREETED BY A WARM AND INVITING ATMOSPHERE, PERFECT FOR CREATING LASTING MEMORIES WITH FAMILY AND FRIENDS. THE SPACIOUS LIVING AREA PROVIDES AMPLE ROOM FOR RELAXATION AND ENTERTAINMENT, WITH LARGE WINDOWS ALLOWING NATURAL LIGHT TO FLOOD THE SPACE. ONE OF THE HIGHLIGHTS OF THIS HOME IS THE EXPANSIVE CONSERVATORY, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING. WHETHER IT'S BASKING IN THE SUNSHINE WITH A MORNING COFFEE OR HOSTING GATHERINGS WITH LOVED ONES, THIS VERSATILE SPACE OFFERS ENDLESS POSSIBILITIES.

STEP OUTSIDE TO DISCOVER THE ENCHANTING REAR GARDEN AND PATIO AREA, OFFERING A SERENE RETREAT FOR OUTDOOR ENJOYMENT AND AL FRESCO DINING. PERFECT FOR GREEN-FINGERED ENTHUSIASTS OR THOSE SEEKING A PEACEFUL OASIS TO UNWIND AFTER A LONG DAY.

CONVENIENCE IS KEY WITH A DRIVEWAY TO THE FRONT OF THE PROPERTY, PROVIDING OFF-ROAD PARKING FOR YOUR VEHICLES. FOR ADDED COMFORT AND PEACE OF MIND, A BRAND-NEW BOILER HAS BEEN RECENTLY FITTED, ENSURING WARMTH AND EFFICIENCY THROUGHOUT THE HOME..









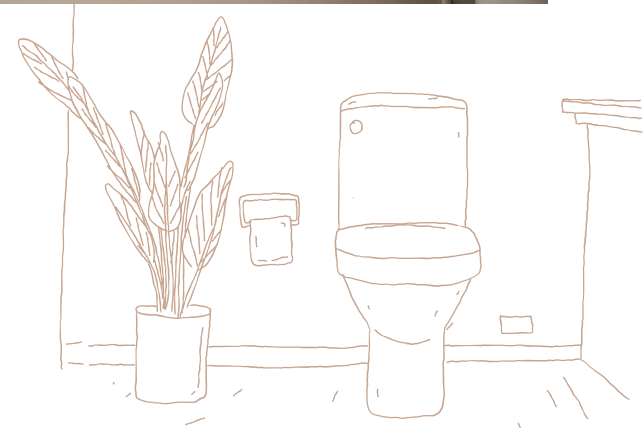












# WHERE CAN I FIND...



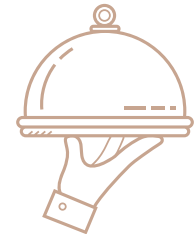
## The Closest School?

Caton Primary School is a 7 minute walk, found just 0.3 miles away.



## The Local Shop?

Caton Co-Op is just 0.2 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

The Station Hotel and it's cosy atmosphere await you, just 0.2 miles away.



## Somewhere Nice to Walk the Dog?

The Crook O Lune, an iconic portion of The Lune Valley, is situated only 0.9 miles from your home.



## A Refreshing Pint?

The Ship Inn is just 0.2 miles round the corner, you could be back home in under 10 minutes!



## Your Local Property Experts?

Our office is a 3 minute walk away - pop in to say hello, anytime!

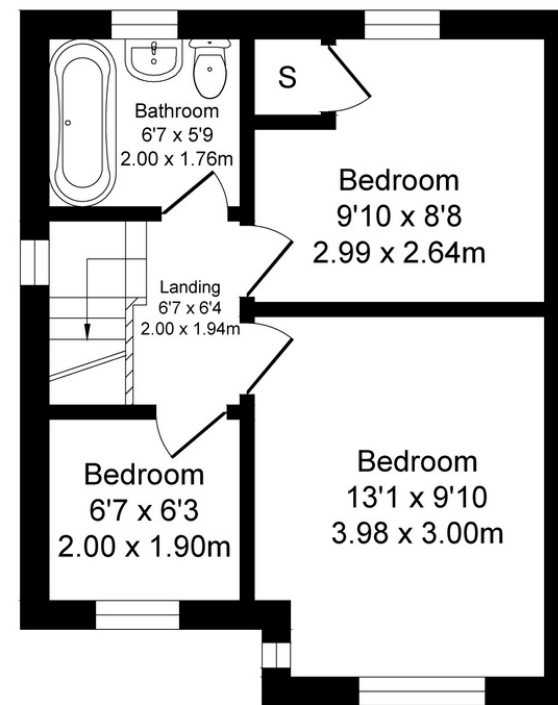
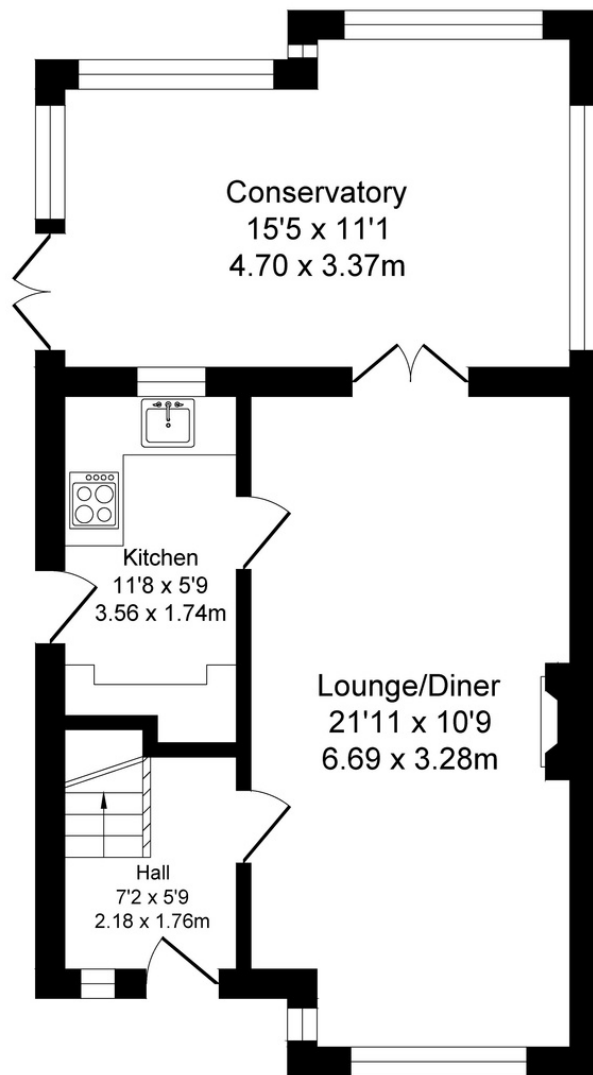




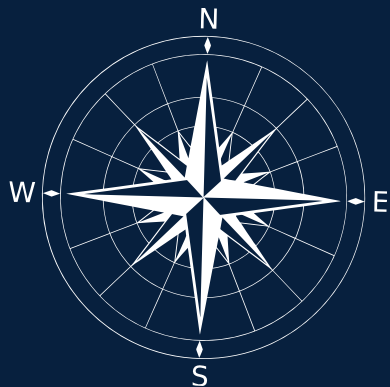








 **lunevalley**  
ESTATES.



Total Floor Area: 891 sq.ft (82.9 sq.m) approx.

Ground Floor: 541 sq.ft (50.3 sq.m) approx.

First Floor: 351 sq.ft (32.6 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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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