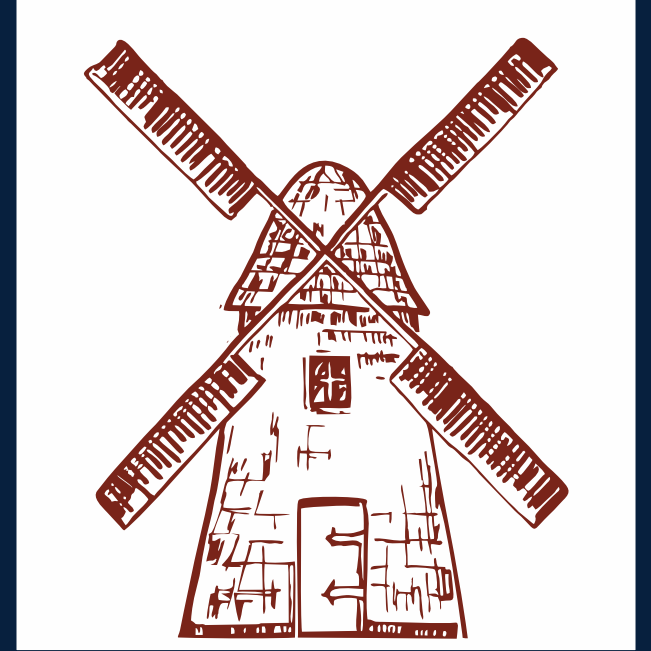


Low Mill

CATON



45 LOW MILL

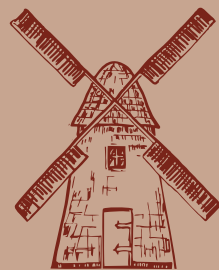


We extend a warm invitation to explore this remarkable apartment, embodying all the hallmarks of luxury and elegance one would expect from a penthouse residence. Nestled within the Grade II listed Old Cotton Mill, which has been meticulously transformed into a residential sanctuary for those who appreciate luxury, quality, and style, Low Mill epitomizes refined living. Recently refurbished to elevate its style, the apartment retains many original features both inside and within the communal areas, offering a unique blend of historical charm and contemporary comfort. It's not just an apartment; it's an ideal home awaiting your presence.





Take a closer look...



Property Type:

Penthouse Apartment

Square Footage:

858 sqft

Council Tax Band

E

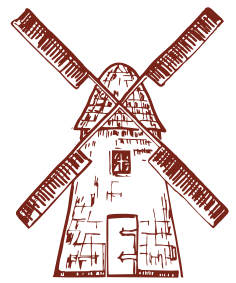
EPC Rating

tbc

Tenure

Leasehold

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



GARDEN



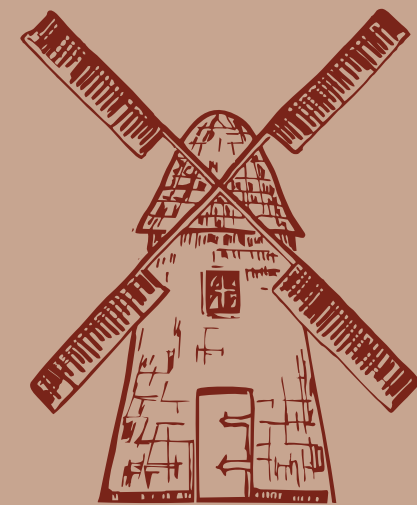
communal grounds

UPON ENTERING LOW MILL, ONE IS GREETED BY IMPECCABLY MANICURED GARDENS AND PARKING AREAS, ADORNED WITH SECLUDED SEATING AREAS OFFERING BREATHTAKING VIEWS OF THE SURROUNDING COUNTRYSIDE. INSIDE THE BUILDING, THE HIGH CEILINGS AND ORIGINAL ARCHITECTURAL ELEMENTS EVOKE A SENSE OF HISTORY, REMINDING US OF THE BUILDING'S STORIED PAST. EACH UNIT IS OWNER-OCCUPIED, REFLECTING A SHARED COMMITMENT TO MAINTAINING THE HIGHEST STANDARDS OF CLEANLINESS AND MANAGEMENT. WARM, WELL-KEPT CORRIDORS AND A LIFT PROVIDE EASY ACCESS TO INDIVIDUAL FLOORS.



45 LOW MILL

CATON

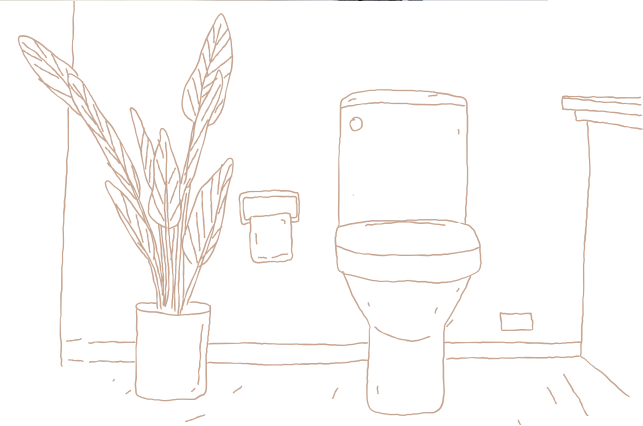




Zzz...ooo







WHERE CAN I FIND...



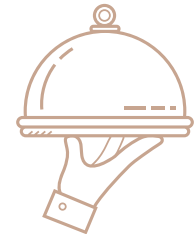
The Closest School?

Caton Primary School is a 15 minute walk, found just 0.7 miles away.



The Local Shop?

Caton Co-Op is just 0.4 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Station Hotel and it's cosy atmosphere await you, just 0.4 miles away.



Somewhere Nice to Walk the Dog?

The Crook O Lune, an iconic portion of The Lune Valley, is situated only right on your front door!



A Refreshing Pint?

The Ship Inn is just 0.3 miles round the corner, you could be back home in under 10 minutes!

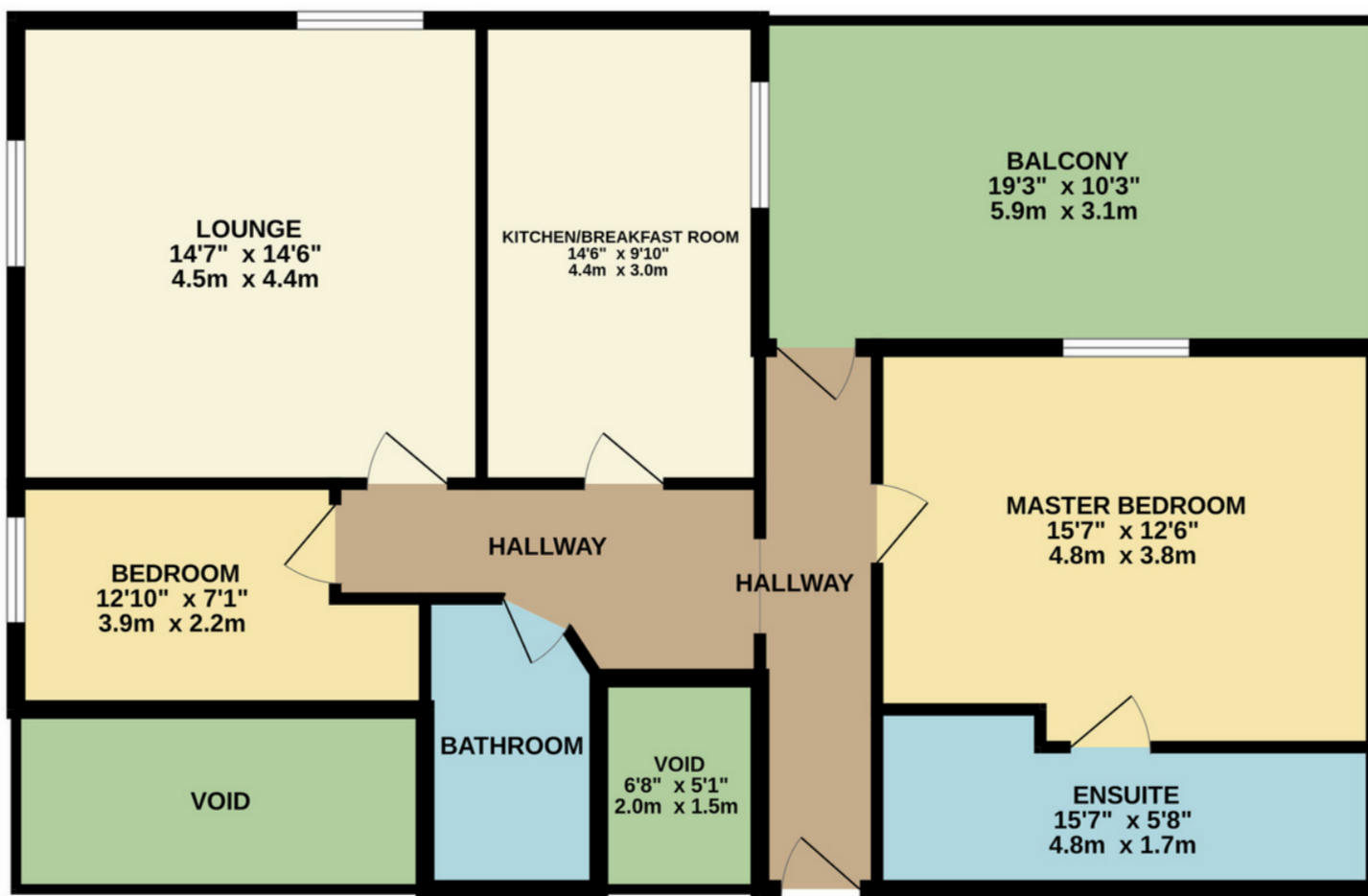


Your Local Property Experts?

Our office is a 10 minute walk away - pop in to say hello, anytime!





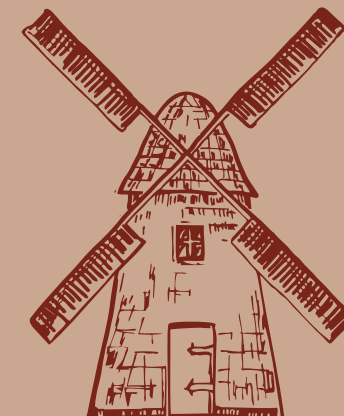


Total Floor Area: 858 sq ft (79.7 sq.m) approx.

Ground Floor: 858 sq ft (79.7 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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