



Hawthorn Rose

BROOKHOUSE



HAWTHORN CLOSE



Brookhouse is a charming village located in the Lune Valley within the civil parish of Caton-with-Littledale in Lancashire, England. It's situated just a few miles east of Lancaster, offering residents a peaceful rural lifestyle with the convenience of being close to a bustling city. The village is known for its scenic beauty, surrounded by rolling countryside, woodlands, and the nearby River Lune, making it a popular area for outdoor enthusiasts who enjoy walking, cycling, and nature.





Take a closer look...



Property Type:

Detached Bungalow

Square Footage:

1545 sqft

Council Tax Band:

D

EPC Rating:

C

Tenure

Freehold

Why Brookhouse?



THE LUNE VALLEY AREA, WHERE BROOKHOUSE IS LOCATED, IS A PICTURESQUE REGION THAT OFFERS STUNNING VIEWS, PARTICULARLY OF THE FOREST OF BOWLAND (AN AREA OF OUTSTANDING NATURAL BEAUTY). BROOKHOUSE AND ITS SISTER VILLAGE, CATON, PROVIDE A SENSE OF COMMUNITY WITH THEIR LOCAL PUBS, SHOPS, AND AMENITIES, WHILE RETAINING THEIR QUIANT AND TRADITIONAL CHARM.

THERE ARE ALSO EXCELLENT TRANSPORT LINKS, WITH EASY ACCESS TO LANCASTER AND THE M6 MOTORWAY, MAKING BROOKHOUSE A POPULAR CHOICE FOR THOSE WHO COMMUTE TO NEARBY CITIES BUT PREFER A VILLAGE SETTING. THE AREA HAS WELL-REGARDED SCHOOLS, MAKING IT ATTRACTIVE TO FAMILIES, WHILE ITS QUIET ENVIRONMENT ALSO APPEALS TO RETIREES OR THOSE SEEKING A PEACEFUL WAY OF LIFE.

OVERALL, BROOKHOUSE OFFERS A PERFECT BLEND OF COUNTRYSIDE LIVING WITH NEARBY URBAN CONVENIENCES, MAKING IT A DESIRABLE LOCATION FOR PEOPLE LOOKING FOR A RELAXED PACE OF LIFE IN A BEAUTIFUL NATURAL SETTING.

BROOKHOUSE ST PAULS PRIMARY SCHOOL IS A SHORT WALK AWAY FROM THE PROPERTY AND THERE ARE EXCELLENT TRANSPORT LINKS TO QES AND INTO LANCASTER FOR SECONDARY EDUCATION

Brookhouse, Lune Valley





PARKING & GARAGE



GARDEN



THE PROPERTY'S ELEVATED GARDEN IS BEAUTIFULLY LANDSCAPED, FEATURING AN ADDITIONAL PATIO AREA PERFECT FOR OUTDOOR DINING AND ENTERTAINING.

A LARGE DETACHED GARAGE, IDEAL FOR STORAGE OR DIY PROJECTS, AND A SPACIOUS DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING COMPLETE THIS EXCEPTIONAL HOME. THIS PROPERTY BLENDS MODERN STYLE, COMFORT, AND PRACTICALITY, MAKING IT AN IDEAL CHOICE FOR FAMILIES SEEKING THEIR FOREVER HOME IN BROOKHOUSE.

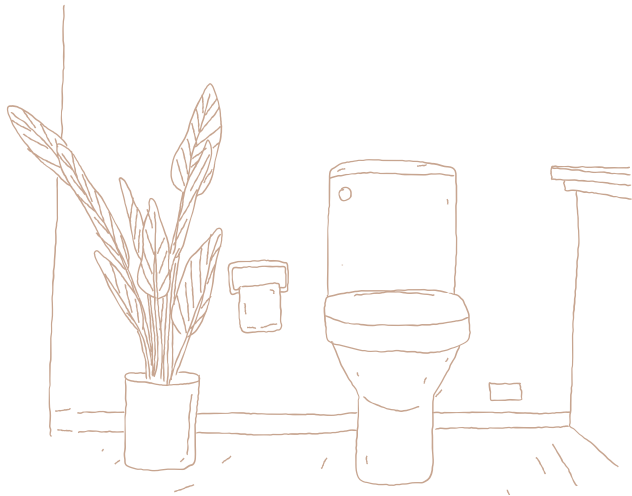
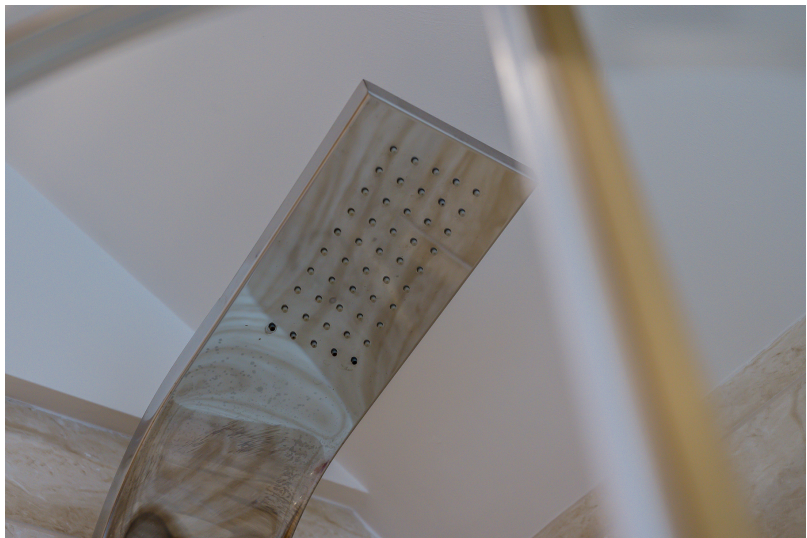




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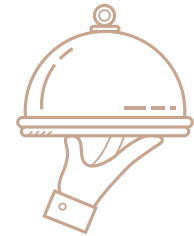
WHERE CAN I FIND...



The Closest Primary School?
Brookhouse St Pauls School
8 Minute Walk Away!



The Local Shop?
Sycamore Road Shops
4 Minute Walk



A Delicious Meal?
The Station, Caton
15 Minute Walk



Somewhere Nice to Walk
the Dog?
There are plenty of walks on
your door step to enjoy with
or without your four legged
friends!



A Refreshing Pint?
The Black Bull, Brookhouse
7 Minute Walk



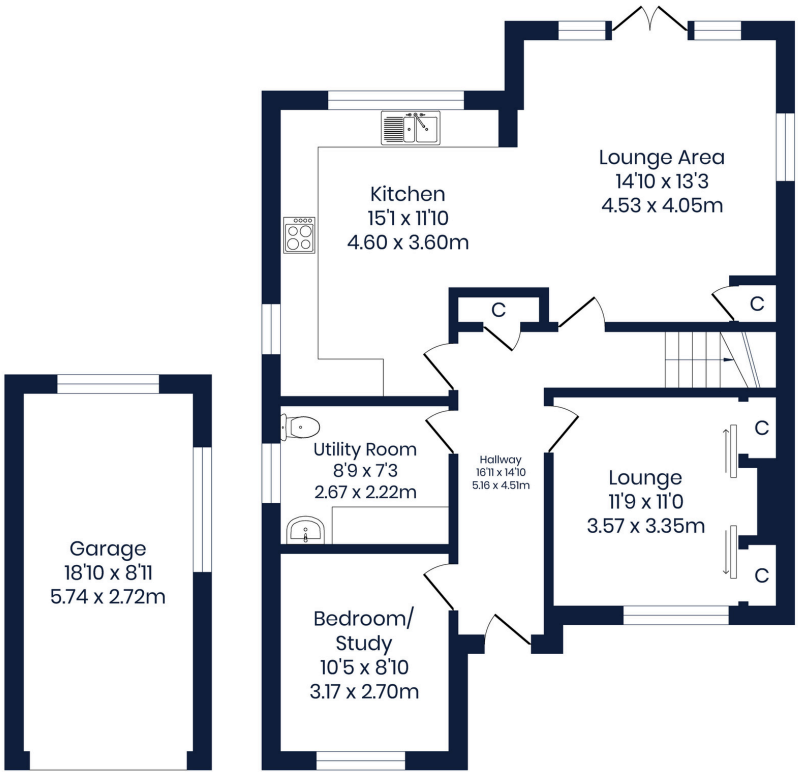
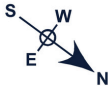
The Closest Secondary
Schools
Queen Elizabeth School 25
minute drive away
Plenty Of Transport Links





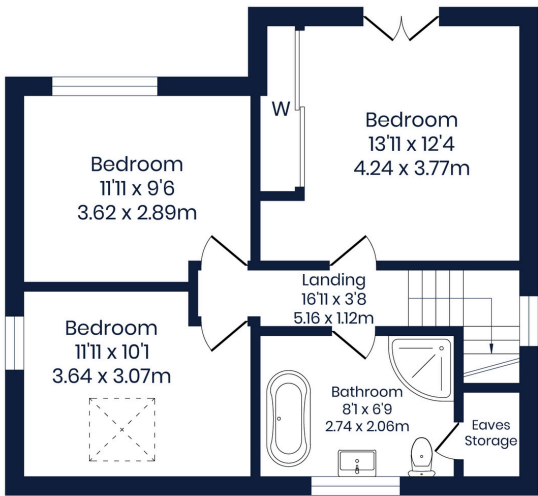
Total Approx. Floor Area 1545 Sq.ft. (143.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

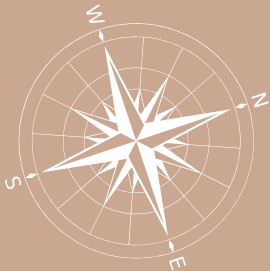


Garage
Approx. Floor
Area 168 Sq.Ft
(15.6 Sq.M.)

Ground Floor
Approx. Floor
Area 805 Sq.Ft
(74.8 Sq.M.)



First Floor
Approx. Floor
Area 572 Sq.Ft
(53.1 Sq.M.)



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.





Hawthorn Close, Brookhouse, LA2 9NR



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