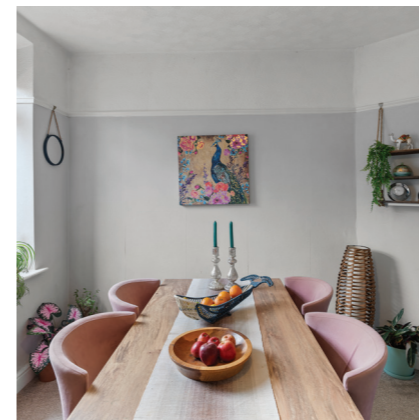


# 208 Brookhouse Road

Brookhouse





## 208 Brookhouse Road



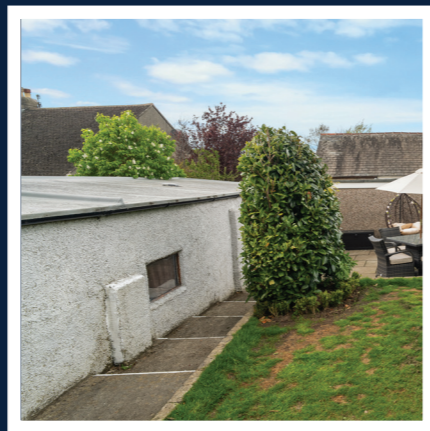
Set in the heart of the peaceful and welcoming village of Brookhouse, this beautifully maintained detached bungalow offers a rare combination of spacious living, extensive gardens, and excellent potential for further development.

Nestled in the Lune Valley just a short drive from Lancaster and the M6, the village enjoys a quiet, friendly atmosphere, with the majority of through-traffic now bypassing along the A683. This leaves

Brookhouse pleasantly tranquil, with easy access to surrounding countryside, including the stunning Forest of Bowland Area of Outstanding Natural Beauty.

Alongside a treble garage, ample off-street parking and generous gardens, the property also benefits from a small yard and a brick-built outbuilding housing a utility room, coal store, and separate WC — ideal for potting, storing tools, or workshop use.

This property is ideal for garden enthusiasts, downsizers, families, or anyone looking for a peaceful, well-connected home with space to grow — both inside and out.



3 BEDS



2 BATHS

- A modern and well-presented three bedroom true bungalow centrally located within Brookhouse.
- Offers a triple garage with power, lighting, an electric up-and-over door, and side access — ideal for hobbyists, car enthusiasts, or anyone needing extra space.
- Ample off-street parking is available on the gated driveway, which comfortably accommodates several vehicles.



Take a closer look...

Property Type:  
*Detached Bungalow*

Square Footage:  
*1324.2 sqft*

Council Tax Band:  
*Tbc*

EPC Rating:  
*Tbc*

Tenure:  
*Freehold*

## Why Brookhouse/Caton?



Brookhouse and neighbouring Caton offer a wealth of local amenities, including a primary school, convenience store, petrol station, post office, and the popular Black Bull Inn. With easy access to riverside walks, woodland trails, and scenic cycling routes, this location is perfect for those seeking a relaxed village lifestyle with excellent connections and an abundance of natural beauty on the doorstep.

The property is well-connected — just a short drive to the M6 motorway and the historic town of Lancaster, with its shops, restaurants, and entertainment options. Public transport links also provide access to local high schools and universities, making this an ideal home for families at every stage.



# The Garden



The property occupies a spacious, private plot and is set back from the road behind a delightfully planted front garden. It features front, side, and rear gardens that will appeal to keen gardeners and nature lovers alike. The rear garden is particularly special — south-facing and wonderfully private, it enjoys all-day sun and a peaceful atmosphere, perfect for relaxing, entertaining, or cultivating your own green oasis.

With ample off-street parking, the property also features a detached treble garage, offering exceptional storage and workspace options.



Garage



Parking



Garden





## The Bedrooms



There are three well-proportioned bedrooms, the first is currently used as the master (pictured here), the second is currently being used as a dining room and the third as an additional reception room — offering plenty of flexibility for modern living.

A generous loft space also offers further scope for conversion, subject to the necessary permissions.

Opportunity for further development with planning permission granted for a side extension to incorporate a master bedroom with en suite. See the Lancaster City Council Planning Portal for more information: Reference — 21/00486/FUL



# Kitchen & Dining Room

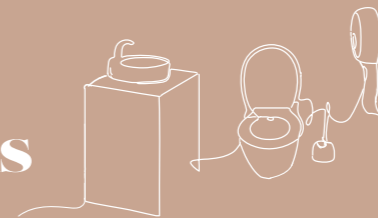


The property features a stylish kitchen overlooking the rear garden. One of the bedrooms is currently being used as an additional dining room space, offering plenty of flexible living options to suit your family — whatever their size or needs.





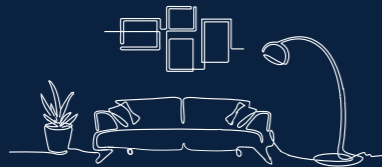
## The Bathrooms



Alongside a handy WC in the outhouse, the property offers a large family bathroom.

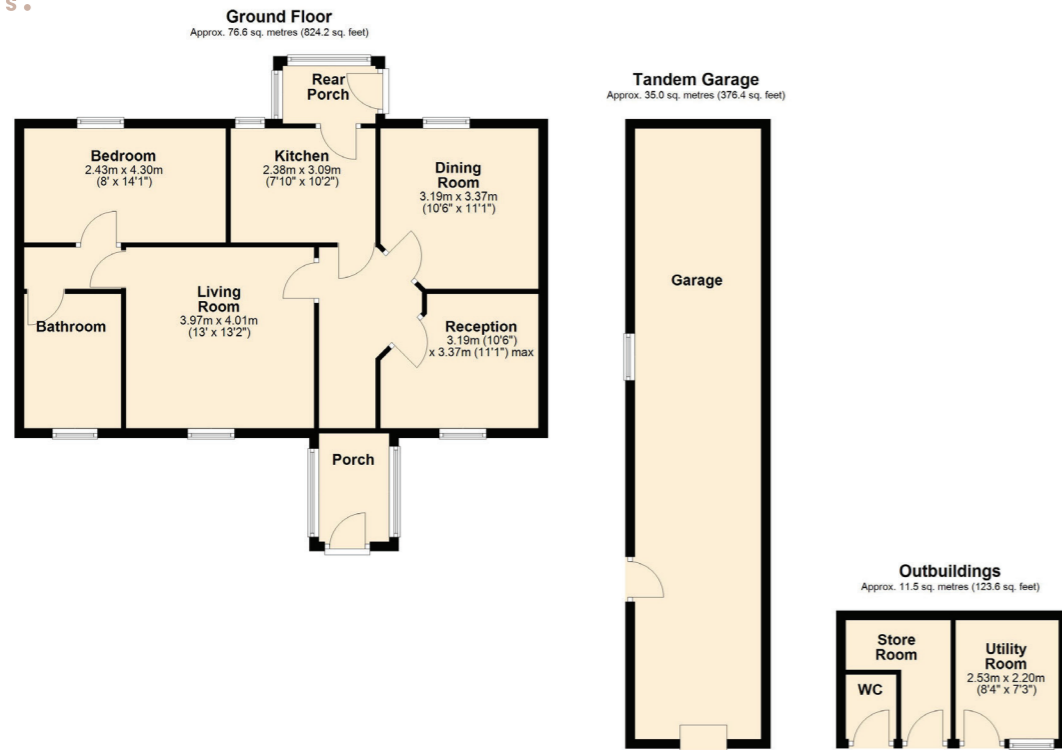


# The Lounge



Inside, the bungalow is well laid out and filled with natural light. A welcoming vestibule leads into the hallway, and from there into a spacious lounge with a charming fireplace at its heart.





**Total Area: 123 sq. metres (1324.2 sq. feet)**



## About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





**208 Brookhouse Road**

Brookhouse

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