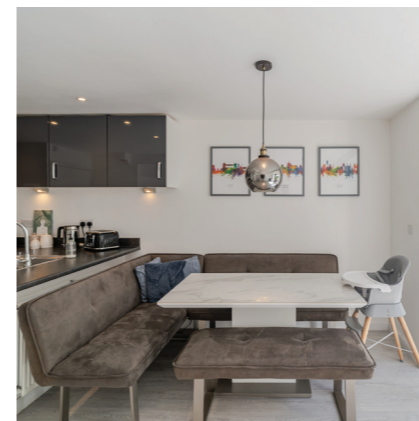




25A Mill Lane

Halton



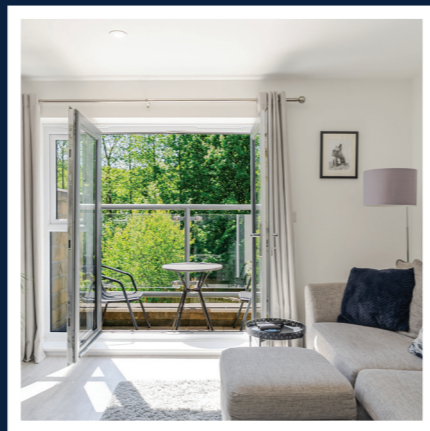
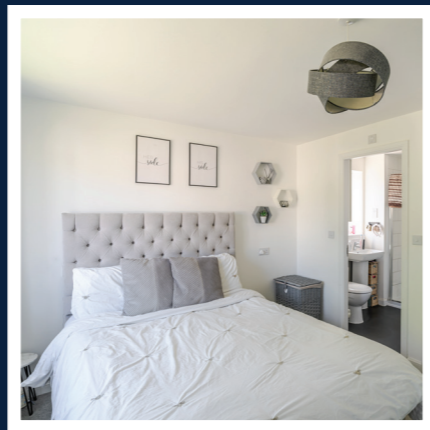


25A Mill Lane



25A Mill Lane offers the perfect blend of village charm, modern convenience, and natural surroundings. Whether you're upsizing, relocating for work, or searching for a long-term family home, this spacious and stylish property provides flexibility, comfort, and room to grow — all in one of Halton's most desirable locations.

This modern and beautifully maintained four-bedroom townhouse is set across three spacious floors and offers flexible accommodation to suit a wide variety of buyers – from growing families and professionals to downsizers who still want space to entertain.



4 BEDS



2 BATHS & 1 WC

- The ground floor offers a cloakroom, a useful built-in storage cupboard, and a bright front-facing home office, ideal for remote working or study.
- High-speed fibre B4RN internet available.
- Leasehold property currently at £250 p/annum payable in March.



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

1122.9 sqft

Council Tax Band:

D

EPC Rating:

B

Tenure:

Leasehold

Why Halton?



Set in the sought-after village of Halton, this impressive three-storey townhouse offers versatile living, generous outdoor space, and a peaceful riverside setting – all just minutes from Lancaster.

Tucked away in a quiet spot on the banks of the River Lune, the home is surrounded by nature and benefits from the stunning scenery of the Lune Valley and nearby Forest of Bowland, making it ideal for those who enjoy an active lifestyle or simply value a more tranquil way of living.

Halton itself is a thriving village with a strong sense of community. There's a well-regarded primary school, church, pub, Post Office, GP surgery, pharmacy, grocery store, chip shop, and a popular café/bistro. The community centre and nearby Halton Mill both host a wide variety of activities, events, and workshops for all ages.

For commuters and city-goers, Lancaster is just three miles away, easily reached via a scenic cycle route along the River Lune or via the regular local bus. The M6 motorway is also just a short drive away, offering great connectivity.



The Garden



French doors open onto the large south-facing garden – creating a natural extension of the living space and the perfect setting for family life or social gatherings.



Parking



Garden





The Bedrooms



Alongside a reception room which can act as either a fourth bedroom or lounge area, the first floor offers a generous main bedroom with ensuite shower room and a private, peaceful aspect.

The top floor offers two further double bedrooms and ladder access to a partially boarded loft, providing useful storage.



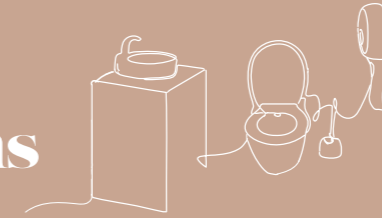
Kitchen Diner & Living Room

To the rear is a stylish open-plan kitchen, dining and family room, with French doors opening to the garden.





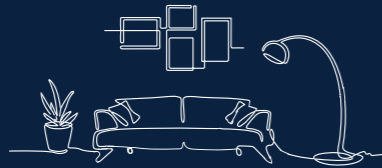
The Bathrooms



Alongside a handy WC on the ground floor, the first floor master bedroom includes an ensuite shower room. The top floor offers an additional well-appointed family bathroom – ideal for children, guests, or those needing extra space.



The Lounge

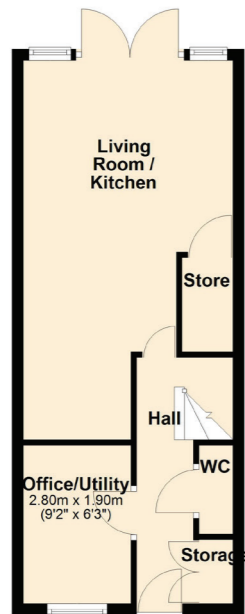


The first floor features a light-filled sitting room with French doors opening onto a balcony overlooking the garden and River Lune. This lovely room could also serve as a fantastic principal bedroom or additional lounge, depending on your needs.

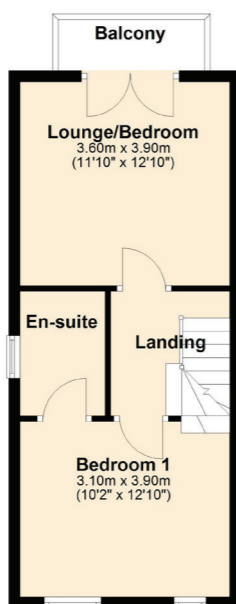


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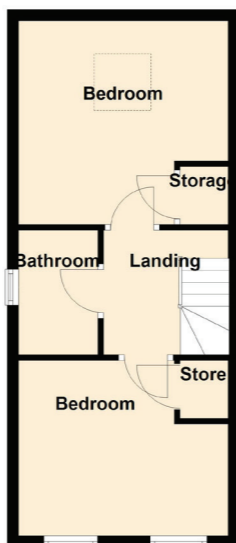
Ground Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.8 sq. feet)



Second Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



Total Area: 104.3 sq. metres (1122.9 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.”



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ROB MENZIES
Director



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