Escowbeck House
Lancaster

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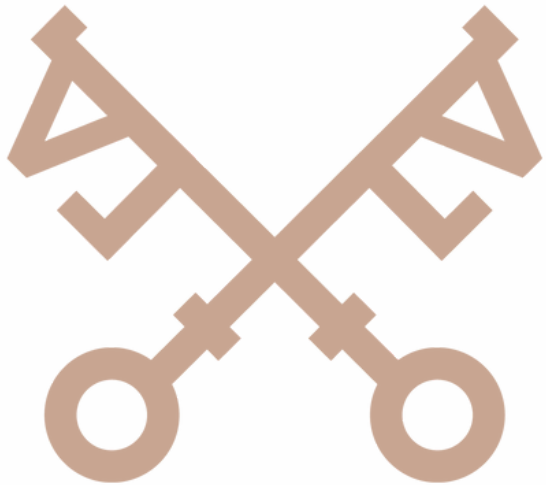
1 ESCOWBECK HOUSE, LANCASTER



First, step into the entrance hall, where a sense of grandeur ensnares the senses. To your right, the expansive lounge/diner invites you to unwind amidst opulent surroundings, with four large windows offering dual-aspect views which frame the verdant grounds in all their splendour. Original parquet flooring and the authentic built-in Gillow mahogany door retain the character of this historical property. To your left, accessed via yet another charming Gillow mahogany door, the living room captivates with its understated beauty. The space is centred around a stunning woodburning stove, ensconced within a character fireplace. Flanking the hearth are two alcove storages, one of which being an original Mahogany bookcase with the other being sculpted later, to mirror the same character features, adding both charm and functionality to the space. Illuminated by a large triple-pane window, the room is bathed in natural light, casting a warm glow upon the elegant furnishings.

Connected to the living room is the modern kitchen, meticulously designed and fitted by Webbs of Kendal. Here, culinary delights are brought to life amidst a backdrop of sophistication. Four curved colonial grid windows grace the kitchen, offering glimpses of the serene garden and beyond, where the beck meanders through the picturesque countryside. Here is a space where culinary creativity flourishes and every meal becomes an occasion to savour.

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Take a closer look...

Property Type:

Detached House

Square Footage:

3081 sqft

Council Tax Band:

D

EPC Rating:

E

Tenure

Freehold

Why Lancaster?

Located on the outskirts of Crook O' Lune, No.1 Escowbeck House forms part of this charming Victorian country manor, nestled along a secluded country lane. Nearby lies the quaint village of Caton, boasting a variety of local amenities.Within Caton, amenities such as a pharmacy, petrol station, Co-op Supermarket, and several inviting village pubs where one can enjoy a delightful meal and unwind in the company of loved ones. Nature enthusiasts will delight in the plethora of scenic country walks which await along the picturesque River Lune, offering verdant vistas and serene surroundings. Additionally, easy access to the Crook O Lune cycle path ensures seamless off-road routes leading to Lancaster city centre and beyond.Convenience extends further with a mere ten-minute drive to Lancaster and the nearby M6 motorway, facilitating effortless travel for those commuting or exploring further afield. Escowbeck House truly offers an idyllic retreat amidst stunning countryside settings, perfect for families looking to settle within the beautiful Lune Valley countryside.

1 Escowbeck House, Lancaster

Externally, the property unfolds amidst an expansive private plot, spanning approximately 30,000 square feet, a verdant oasis where nature and luxury coexist in perfect harmony. Lush lawns stretch across the grounds, interspersed with enchanting flower beds waiting to burst into a riot of colour with each passing season. An original Ha-Ha is found at the border of the lawn, allowing for uninterrupted viewing over Clougha Pike.A fabulous summerhouse presents optimal entertaining opportunities in addition to a gorgeous south-facing sun terrace - the perfect place to relax during the summer evenings. A gravel drive winds its way around the property, in addition to the sanctuary of the woodland found beyond.

Zzz...

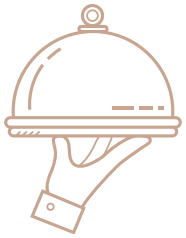
Where can I find...

The Closest Schools?

Caton Primary School - 4 Minute Drive & 24 Minute Walk

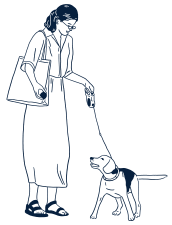
The Local Shop?

Co-op - 2 Minute Drive



A Delicious Meal?

The Greyhound - 5 Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!

A Refreshing Pint?

The Station Hotel - 2 Minute Drive

Closest Transport Links

Bus - Quernmore Road Stop - 13 Minute Walk

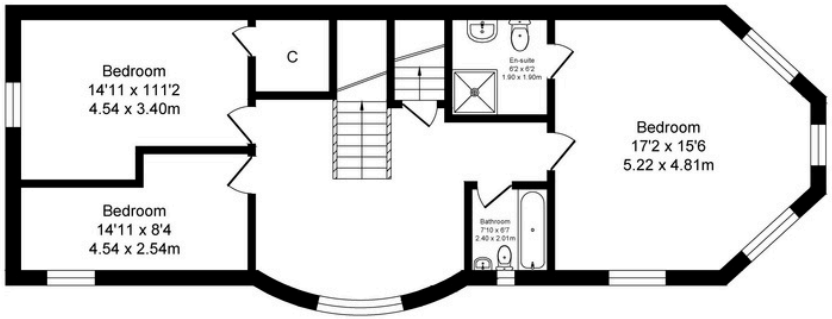
Rail - Lancaster Station - 13 Minute Drive

10
YEAR
WARRANTY

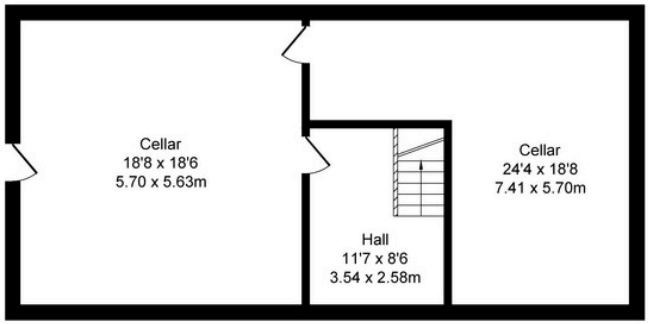
Escowbeck House

Total Approx. Floor Area 3081 Sq.ft. (286.2 Sq.M.)

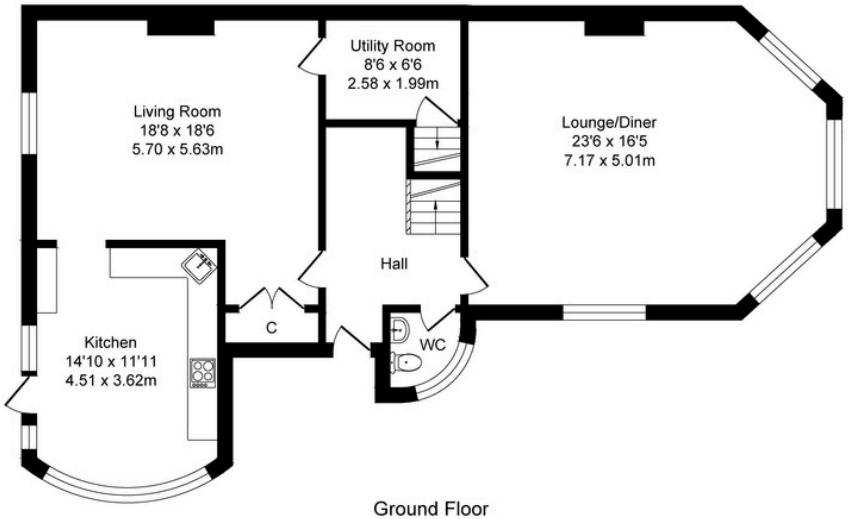
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



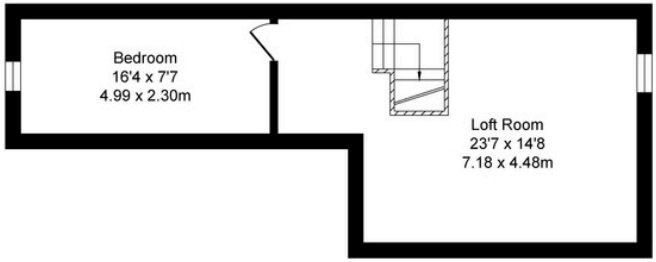
First Floor
Approx. Floor
Area 836 Sq.Ft
(77.7 Sq.M.)



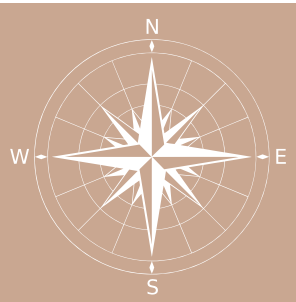
Cellar
Approx. Floor
Area 746 Sq.Ft
(69.3 Sq.M.)



Ground Floor
Approx. Floor
Area 1066 Sq.Ft
(99.0 Sq.M.)



Second Floor
Approx. Floor
Area 433 Sq.Ft
(40.2 Sq.M.)



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