



# Beech Tree House

Lancaster







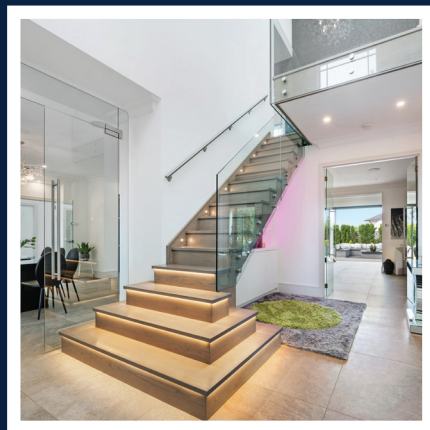
# Beech Tree House



Beech Tree House on Aldcliffe Drive is a home of rare distinction, a place where architectural excellence and lifestyle blend seamlessly to create something truly extraordinary. Built by award-winning MHS Homes and honoured with the prestigious LABC Development of the Year Award in 2017, this four-bedroom executive residence reflects the very best in modern craftsmanship and design.



Beech Tree House is more than an executive property though; it is a home that celebrates living well. From award-winning design and luxurious finishes to indulgent wellness spaces and gardens that inspire and entertain, it has been crafted with an eye for excellence and a heart for lifestyle. This is a place where family and friends gather, where independence and togetherness exist in harmony, and where every day feels a little more exceptional.



4 BEDS



5 BATHS

- Above the triple garage is a beautifully appointed bedroom suite — complete with en suite and independent access — perfect for visiting guests.
- Features a fully integrated app-accessible CCTV system.
- A Control4 system brings lighting and sound under intuitive command, creating the perfect mood for every moment.



Take a closer look...

Property Type:

*Detached*

Square Footage:

*4486 sqft*

Council Tax Band:

*G*

EPC Rating:

*B*

Tenure:

*Freehold*

## Why Aldcliffe?



Aldcliffe is one of Lancaster's most desirable addresses, admired for its rare blend of countryside charm and city convenience. Tucked just beyond the city centre, this picturesque hamlet offers peace and privacy, with tree-lined lanes, characterful homes, and open fields creating a truly semi-rural setting. Footpaths and cycle routes along the River Lune bring nature to your doorstep, making it easy to enjoy the outdoors every day.

At the same time, Lancaster's vibrant shops, acclaimed restaurants, historic landmarks, and excellent schools are only minutes away, alongside swift rail links to Manchester and London. This combination of tranquillity and accessibility — a village atmosphere without isolation — is what makes Aldcliffe such a coveted place to call home.





# The Garden



The gardens are a true extension of the home, with sweeping lawns, sculpted borders and hidden spots for quiet reflection. For those with a love of the outdoors, a further area has been carefully arranged with vegetable plots and sheds, inviting the satisfaction of growing your own produce. Th resin-laid driveway leads to a triple garage, while electiric gates and CCTV add even more convenience and security to the home.

Yet perhaps the most captivating feature is the outdoor Garden Room — a fully powered and serviced space, currently arranged as a bar and entertaining hub.



Garage



Parking



Garden







## The Bedrooms



Upstairs, every bedroom has been created as a private sanctuary, each complete with its own en suite, offering comfort and individuality in equal measure. Whether it is morning light flooding through wide windows, or evenings drawing to a peaceful close, the atmosphere here is one of calm retreat.





# Kitchen Diner/Lounge



At the heart of the home lies a vast, high-specification German kitchen, where clean lines, integrated appliances and precision finishes set the stage for both everyday living and elegant entertaining.

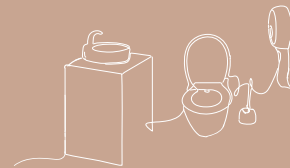
Flowing naturally into the dining and lounge areas, it is a space designed for connection — whether that means children gathered around the table for breakfast, friends sharing wine and conversation long into the evening, or a quiet moment curled into a chair as the day winds down.







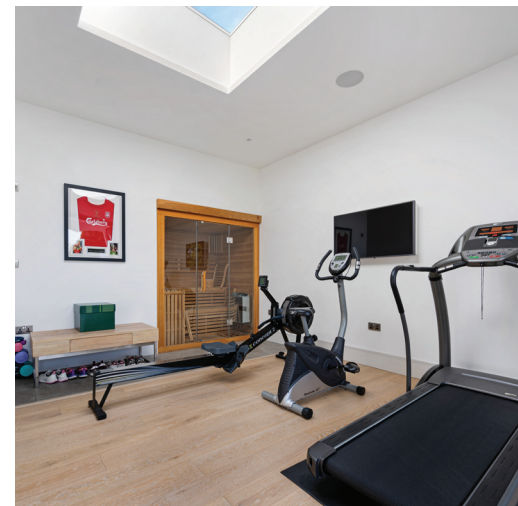
## Bathrooms, GYM & Wellness Centre



Every bedroom at Beech Tree House is paired with its own en suite, delivering privacy and deluxe convenience in equal measure. The master suite features a beautifully appointed bathroom with a freestanding bath, rainfall shower, dual basins, soft-touch cabinetry and polished tile finishes.

Each of the additional three bedrooms are also complete with an en suite — offering convenience and privacy for guests or family members. On the ground floor, there is a shower room and a guest WC.

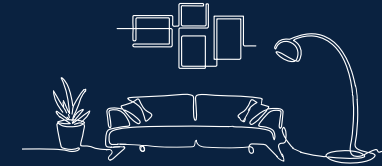
Beyond the bathrooms lies a feature that sets Beech Tree House apart: a dedicated wellness centre. With a sauna, hot tub and shower room, it provides a sanctuary to unwind and indulge. After a riverside walk or a busy day in the city, few pleasures compare to the soothing embrace of bubbling water in your own spa at home.







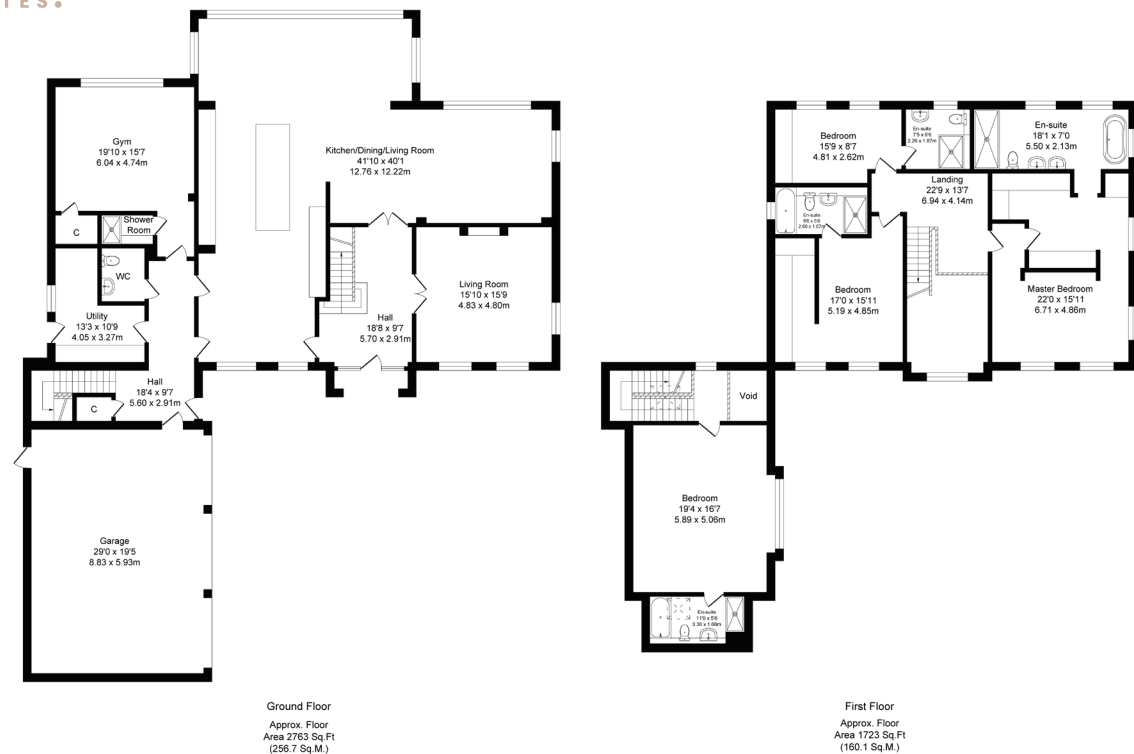
## The Lounge



A large and separate living room offers a more formal setting when the occasion calls, while a utility room and ground floor WC provide thoughtful practicality to ensure the rhythm of family life runs effortlessly.







**Total Area: 416.8 sq. metres (4486 sq. feet)**



## About Lune Valley Estates

Nestled in the heart of the breathtaking 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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