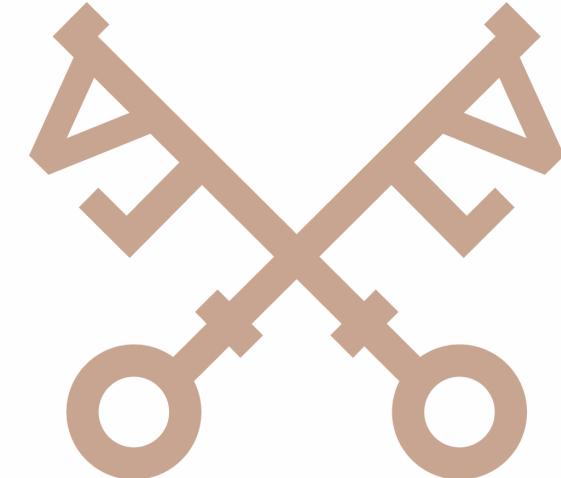




9 Pinewood Avenue  
Brookhouse

 lunevalley  
ESTATES.

## 9 PINEWOOD AVENUE, BROOKHOUSE



Nestled in the charming village of Brookhouse, this delightful and deceptively spacious semi-detached home offers the perfect blend of modern comfort, flexible living and countryside charm. With lovely views across open fields, stylish interiors, and a welcoming atmosphere throughout, 9 Pinewood Avenue is a home that immediately invites you to relax and breathe. From the moment you enter, there's a sense of space and flow. The ground floor has been thoughtfully extended and arranged to make the most of every inch — ideal for today's lifestyles, where open, sociable spaces sit alongside quiet, private corners.

The kitchen is both practical and welcoming, fitted with warm wooden cabinetry, modern appliances, and ample worktop space for those who love to cook. From here, double doors lead through to the stunning conservatory — a truly impressive addition that stretches across the rear of the home. With vaulted ceilings, skylights, and wide windows framing the tranquil garden, this room feels bright and uplifting in all seasons. It's a versatile space — currently used for dining and relaxing — and seamlessly connects indoor and outdoor living.



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Property Type:

*Semi-Detached*  
*Bungalow*

Square Footage:  
*1349 sqft*

Council Tax Band:

*C*

EPC Rating:

*D*

Tenure

*Freehold*

*Take a closer look...*

# Why Brookhouse?

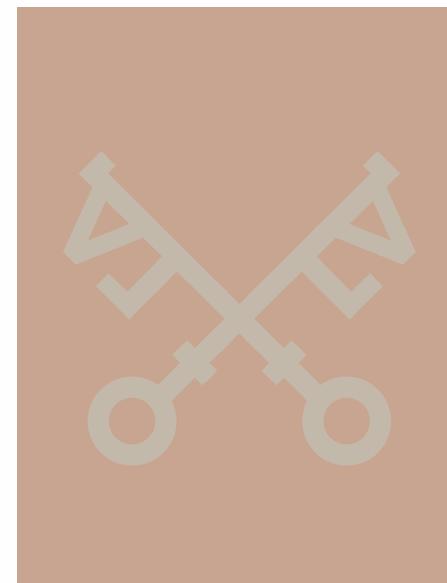
BROOKHOUSE IS ONE OF THE MOST DESIRABLE VILLAGES IN THE LUNE VALLEY, CHERISHED FOR ITS COMMUNITY SPIRIT, BEAUTIFUL SCENERY AND EASY ACCESS TO BOTH COUNTRYSIDE AND CITY LIFE. TOGETHER WITH ITS NEIGHBOURING VILLAGE, CATON, IT OFFERS AN EXCELLENT RANGE OF AMENITIES INCLUDING A WELL-REGARDED PRIMARY SCHOOL, VILLAGE SHOP, POST OFFICE, LOCAL PUBS - EVERYTHING YOU NEED WITHIN A SHORT STROLL OR DRIVE. FOR LOVERS OF THE OUTDOORS, THE SETTING COULDN'T BE BETTER. MILES OF RIVERSIDE AND WOODLAND WALKS ARE RIGHT ON YOUR DOORSTEP, AND THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY PROVIDES ENDLESS OPPORTUNITIES FOR HIKING, CYCLING, AND EXPLORING. THE NEARBY RIVER LUNE MILLENNIUM PATH LEADS DIRECTLY INTO LANCASTER, MAKING IT EASY TO ENJOY BOTH THE COUNTRYSIDE AND THE CITY IN ONE DAY. DESPITE THE RURAL TRANQUILLITY, BROOKHOUSE IS SUPERBLY CONNECTED. THE VIBRANT CITY OF LANCASTER IS JUST A 15-MINUTE DRIVE AWAY, OFFERING EXCELLENT SHOPPING, DINING, AND CULTURAL ATTRACTIONS, ALONG WITH HIGHLY REGARDED SCHOOLS AND THE UNIVERSITY OF LANCASTER. THE M6 MOTORWAY (J34) IS WITHIN EASY REACH, AS IS LANCASTER'S MAINLINE RAILWAY STATION, WITH DIRECT CONNECTIONS TO MANCHESTER, LONDON, AND THE LAKE DISTRICT.

Pinewood Avenue Brookhouse



THE REAR GARDEN AT 9 PINEWOOD AVENUE HAS BEEN THOUGHTFULLY LANDSCAPED FOR EASE OF MAINTENANCE AND YEAR-ROUND ENJOYMENT. GRAVEL PATHS WIND THROUGH COLOURFUL POTS AND MATURE SHRUBS, WHILE BORDERS BRIM WITH GREENERY AND SEASONAL BLOOMS. IT'S A PEACEFUL HAVEN — PRIVATE, BEAUTIFULLY KEPT, AND IDEAL FOR THOSE WHO ENJOY SPENDING TIME OUTDOORS WITHOUT THE BURDEN OF HEAVY UPKEEP. SIT OUTSIDE WITH YOUR MORNING COFFEE AND LISTEN TO THE BIRDSONG, OR OPEN THE CONSERVATORY DOORS AND LET THE GARDEN BECOME AN EXTENSION OF YOUR LIVING SPACE DURING THE WARMER MONTHS.













# WHERE CAN I FIND...



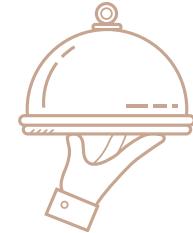
## The Closest Schools?

St Paul's CofE - 5 Minute Walk  
Caton Primary School - 5 Minute Drive  
St Wilfred's CofE - 10 Minute Drive



## The Local Shop?

Co-op Food Shop - 3 Minute Drive



## A Delicious Meal?

The Station Hotel - 15 Minute Walk or 3 Minute Drive



## Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



## A Refreshing Pint?

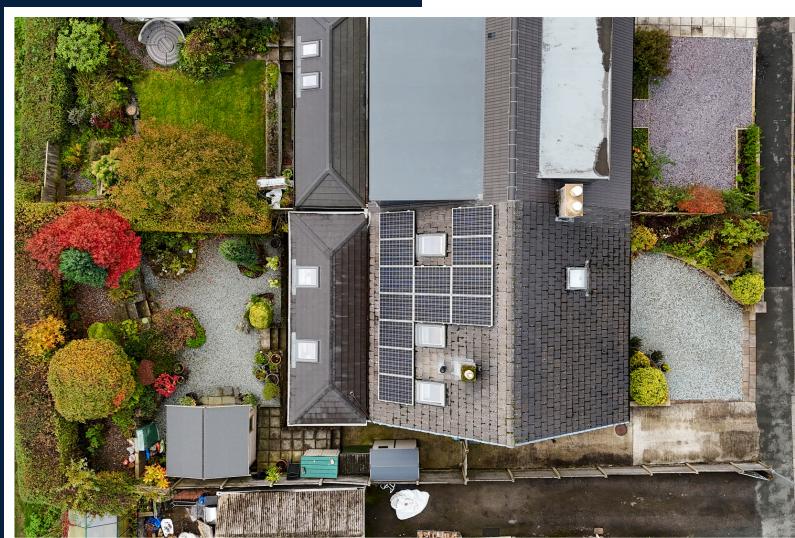
The Station Hotel - 15 Minute Walk



## Closest Transport Links

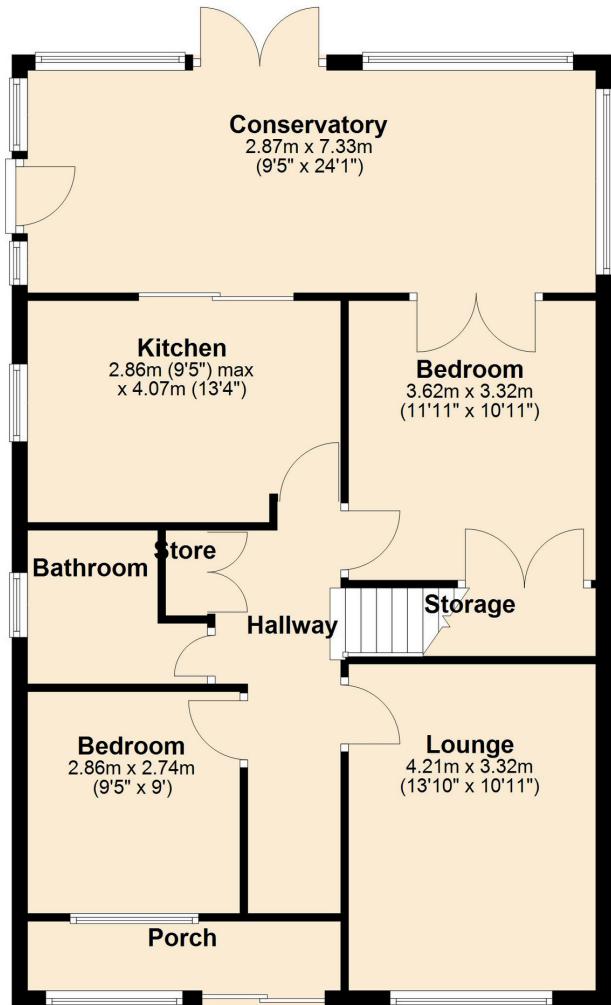
Junction 34 - 10 Minute Drive  
Bus Stop Over The Road For Lancaster & Kirkby Lonsdale





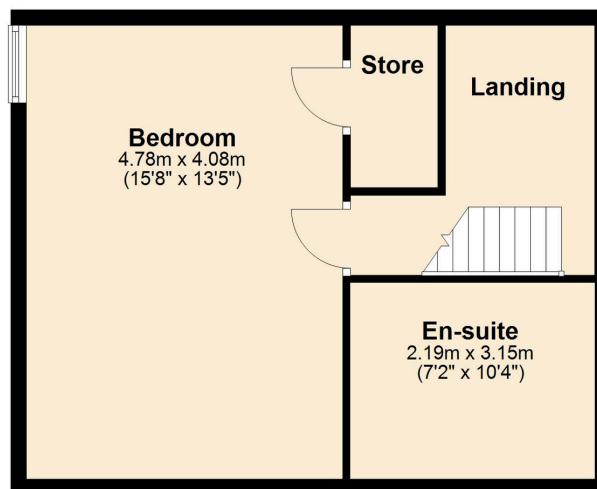
## Ground Floor

Approx. 87.9 sq. metres (945.9 sq. feet)

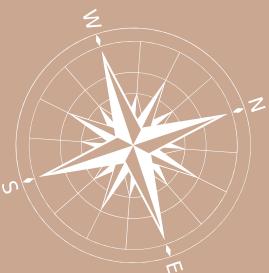


## First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)



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.

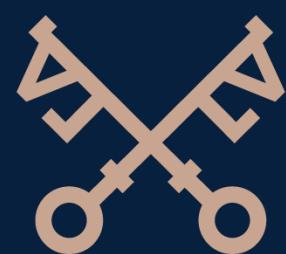
Pinewood Avenue

Brookhouse

Pinewood Avenue, Brookhouse, LA2 9NU



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