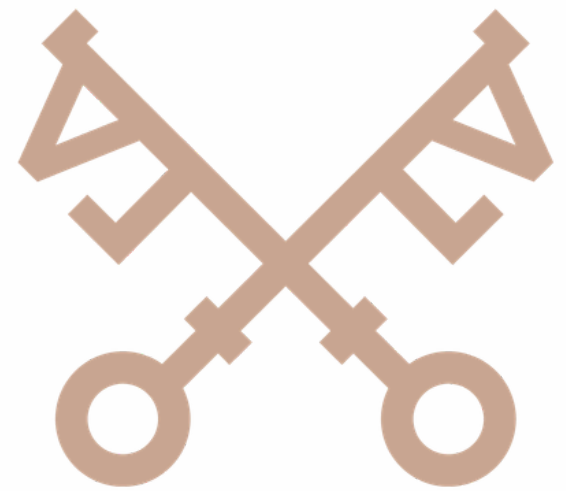




25 Mill Lane
Halton

 **lunevalley**
ESTATES.

25 MILL LANE, HALTON



Welcome to Mill Lane, a beautifully presented and highly versatile four-bedroom townhouse arranged over three floors, designed to suit modern lifestyles while making the most of its idyllic surroundings. This is a home that offers both space and flexibility, equally suited to families, professionals working from home or buyers seeking a property that can adapt with changing needs.

Upon entering, you are greeted by a bright and welcoming hallway that immediately sets the tone for the rest of the home. There is a useful built-in cloak cupboard providing everyday storage, along with a convenient ground floor cloakroom. Also located on this level is a separate study, ideal for home working, which could equally serve as a fourth bedroom, playroom or snug depending on individual requirements. To the rear of the property lies the heart of the home — a spacious open-plan kitchen, dining and family room designed with modern living in mind. This sociable space offers plenty of room for cooking, dining and relaxing, while French doors open directly onto the south-facing landscaped garden, creating a seamless connection between indoors and outdoors and allowing natural light to flood in. The first floor continues to impress with a bright and airy sitting room positioned to enjoy the outlook towards the garden and the River Lune. French doors open onto a balcony, providing a lovely spot to sit and take in the peaceful surroundings. This level also hosts the main bedroom, which is generously proportioned and benefits from its own ensuite shower room as well as a private aspect, creating a calm and comfortable retreat at the end of the day.



Property Type:

*Village
House*

Square Footage:

1099_{sqft}

Council Tax Band:

D

EPC Rating:

B

Tenure

Leasehold

Take a closer look...





Why Halton?

THE VILLAGE OF HALTON IS ONE OF LANCASTER'S MOST DESIRABLE AND WELCOMING COMMUNITIES. SURROUNDED BY OPEN COUNTRYSIDE AND THE BEAUTIFUL RIVER LUNE, IT OFFERS THE BEST OF BOTH WORLDS — A PEACEFUL, RURAL FEEL WITH ALL THE CONVENIENCE OF BEING JUST A FEW MINUTES FROM THE CITY. FAMILIES ARE PARTICULARLY DRAWN HERE FOR THE HIGHLY REGARDED ST WILFRID'S PRIMARY SCHOOL, AS WELL AS THE SENSE OF COMMUNITY THAT DEFINES VILLAGE LIFE. THE HALTON COMMUNITY CENTRE HOSTS EVERYTHING FROM EXERCISE CLASSES AND CLUBS TO SOCIAL EVENTS AND MARKETS, CREATING A REAL SENSE OF TOGETHERNESS. THERE'S A VILLAGE SHOP AND POST OFFICE, A POPULAR PUB, AND THE MUCH-LOVED HALTON MILL — A CREATIVE WORKSPACE AND CAFÉ THAT BRINGS LOCALS TOGETHER AND HOSTS REGULAR EVENTS, EXHIBITIONS, AND WORKSHOPS. FOR THOSE WHO LOVE THE OUTDOORS, HALTON IS A HAVEN. THE LUNE VALLEY CYCLE PATH RUNS DIRECTLY THROUGH THE VILLAGE, PROVIDING A TRAFFIC-FREE ROUTE ALL THE WAY INTO LANCASTER AND BEYOND TO MORECAMBE BAY. THE NEARBY FORGE WEIR AND HYDRO ARE BEAUTIFUL SPOTS TO ENJOY A RIVERSIDE WALK, WATCH WILDLIFE, OR SIMPLY UNWIND.

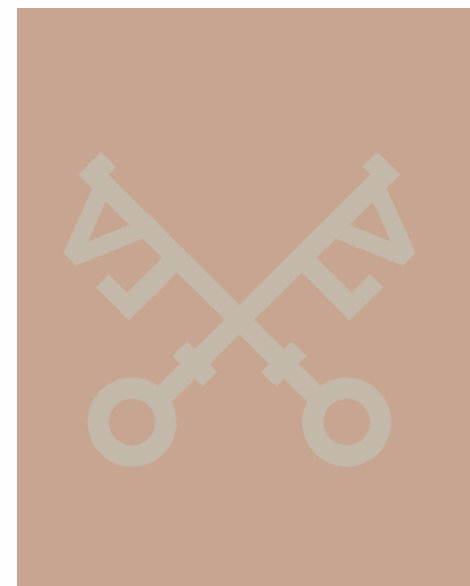
25 Mill Lane, Halton





THE OUTDOOR SPACE IS A REAL HIGHLIGHT OF THE HOME. THE SOUTH-FACING GARDEN HAS BEEN THOUGHTFULLY LANDSCAPED TO CREATE A SPACE THAT IS BOTH ATTRACTIVE AND EASY TO MAINTAIN, WITH A LAWNED AREA, PLANTED BORDERS AND A WINDING PATH LEADING THROUGH THE GARDEN. A SPACIOUS LOG CABIN SITS TO THE REAR, CREATING AN EXCELLENT GARDEN ROOM OR HOME OFFICE, COMPLETE WITH POWER AND LIGHTING, MAKING IT A FANTASTIC EXTENSION OF THE LIVING SPACE. FROM THE GARDEN, THERE IS DIRECT GATED ACCESS TO THE BANKS OF THE RIVER LUNE, PERFECT FOR THOSE WHO ENJOY RIVERSIDE WALKS, CYCLING OR SIMPLY BEING CLOSE TO NATURE. THERE IS ALSO ENCLOSED PRIVATE ACCESS PROVIDING SECURE STORAGE FOR BIKES, KAYAKS AND OUTDOOR EQUIPMENT, WHICH LEADS CONVENIENTLY TO THE DOUBLE DRIVEWAY.











Zzz...ooo





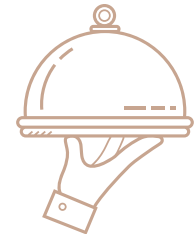
WHERE CAN I FIND...



The Closest Schools?
St Wilfred's CofE - 12 Minute Walk



The Local Shop?
The Premier - 3 Minute Drive
& 13 Minute Walk



A Delicious Meal?
The Red Door Cafe - 2
Minute Drive & 10 Minute
Walk



Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



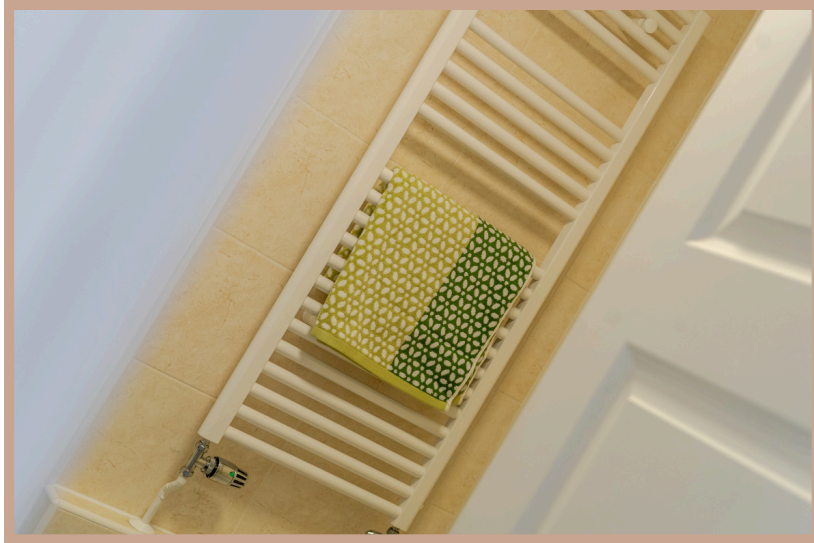
A Refreshing Pint?
The Greyhound - 5 Minute Walk

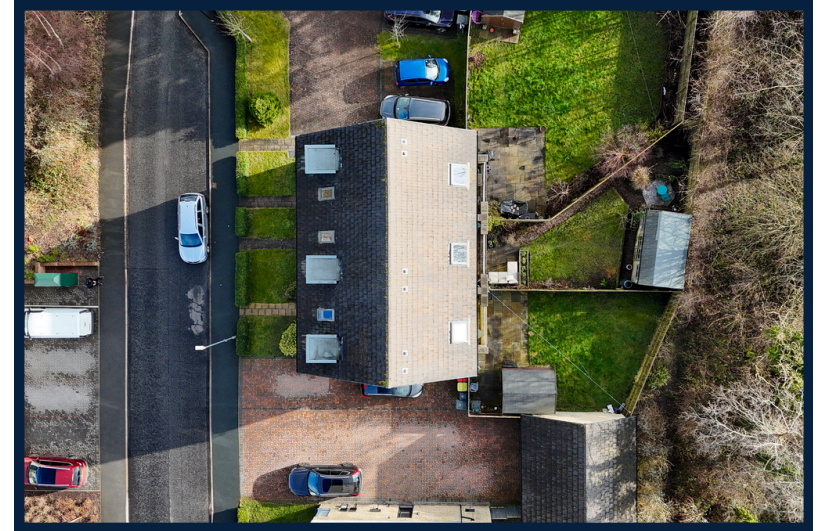


Closest Transport Links
Bus - Community Centre
Stop - 3 Minute Walk

Rail - Lancaster Station - 16
Minute Drive

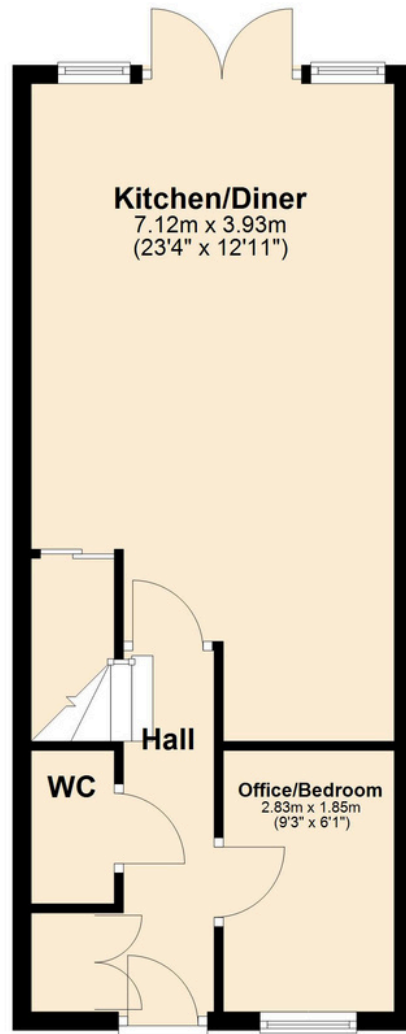
Junction 34 - 5 Minute Drive





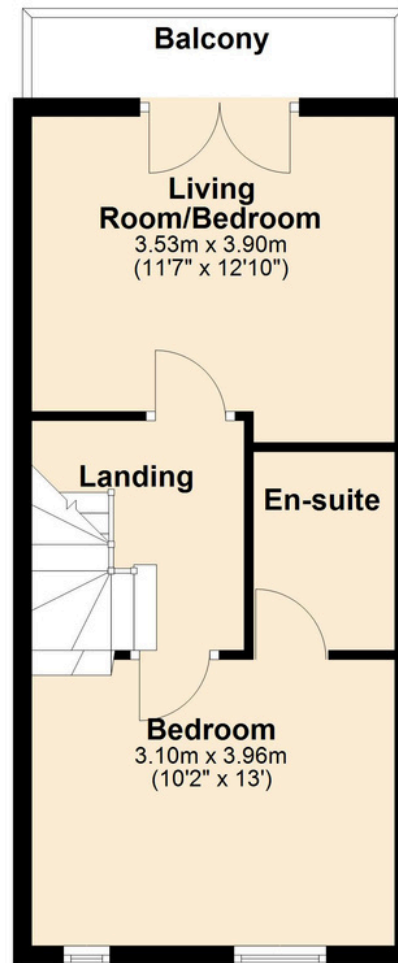
Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



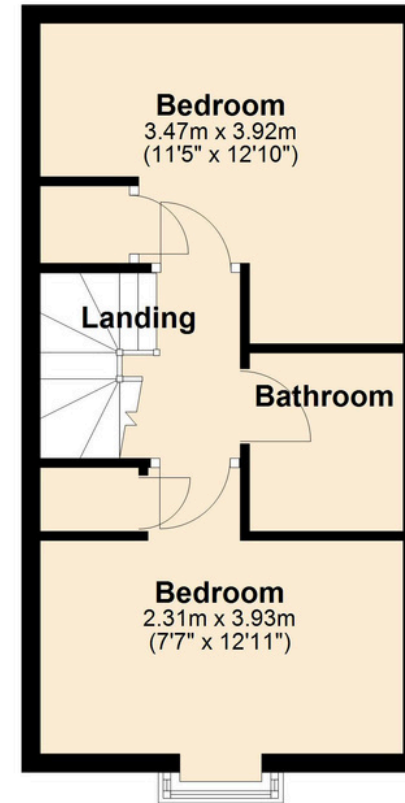
First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)

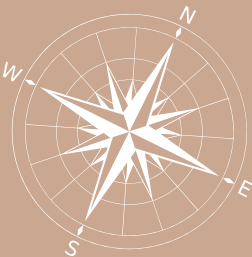


Second Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 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.

25 Mill Lane

Halton

25 Mill Lane, Halton, LA2 6ND



///distorts.alright.clumped



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