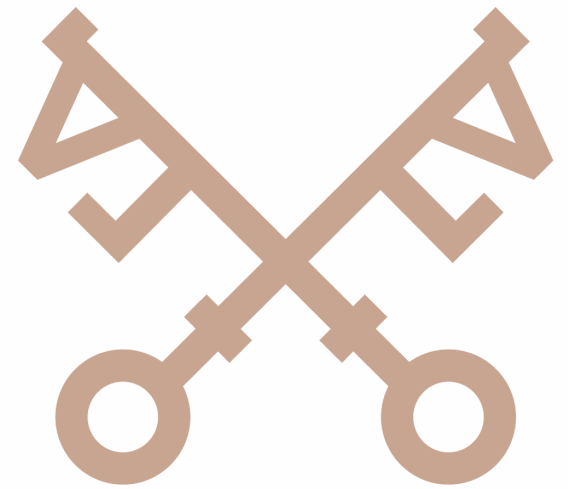




The Knoll, Westbourne Road
Lancaster



THE KNOLL, LANCASTER



Perfectly positioned for family life, The Knoll combines exceptional space, character and convenience in one of Lancaster's most sought-after locations. Just a few hundred metres' walk brings you to the historic Castle Hill with its iconic Priory and Castle, the city centre shops and cafés, and the railway station, offering direct connections to Glasgow, Manchester and London Euston in approximately 2 hours 20 minutes. Highly regarded local schooling, including the boys' and girls' Grammar Schools, Lancaster University and the Royal Lancaster Infirmary, are all within easy reach, making this an outstanding long-term family home.

Inside, The Knoll offers an abundance of flexible living space designed to grow with a family. The generous ground floor provides a wonderful balance of formal and informal rooms, including an impressive drawing room ideal for entertaining, a welcoming dining room for family gatherings and celebrations, and a spacious kitchen perfectly placed at the heart of daily life. A separate snug on the upper floor offers a cosy retreat for teenagers or a quiet homework and relaxation space, while the additional bedroom accommodation across the upper floors provides excellent flexibility for larger families, guests or multi-generational living. To the ground floor is also an additional bedroom which is a versatile space offering either accommodation or perhaps office space.





Take a closer look...



Property Type:

Character

Property

Square Footage:

6216 sqft

Council Tax Band:

G

EPC Rating:

Exempt

Tenure

Freehold



Why Lancaster?

SITUATED WITHIN THE CANNON HILL CONSERVATION AREA, THE KNOLL ENJOYS A LEAFY, ESTABLISHED SETTING THAT FEELS TRANQUIL AND RESIDENTIAL, YET REMAINS INCREDIBLY WELL CONNECTED. LANCASTER'S VIBRANT CULTURAL LIFE, INDEPENDENT SHOPS, RESTAURANTS AND AMENITIES ARE ALL WITHIN WALKING DISTANCE. FAMILIES BENEFIT FROM PROXIMITY TO EXCELLENT SCHOOLS, INCLUDING THE GRAMMAR SCHOOLS, AN ABUNDANCE OF HIGH QUALITY PRIMARY SCHOOLS, FAITH SCHOOLS AND LANCASTER UNIVERSITY WHICH IS IN THE TOP TEN OF INSTITUTIONS IN THE UK. THE RAILWAY STATION—JUST A SHORT STROLL AWAY—OFFERS DIRECT CONNECTIONS FOR COMMUTING, STUDY AND TRAVEL. NEARBY CANAL PATHS, THE RIVER LUNE AND SURROUNDING GREEN SPACES PROVIDE ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURES, DOG WALKS AND FAMILY TIME IN NATURE.

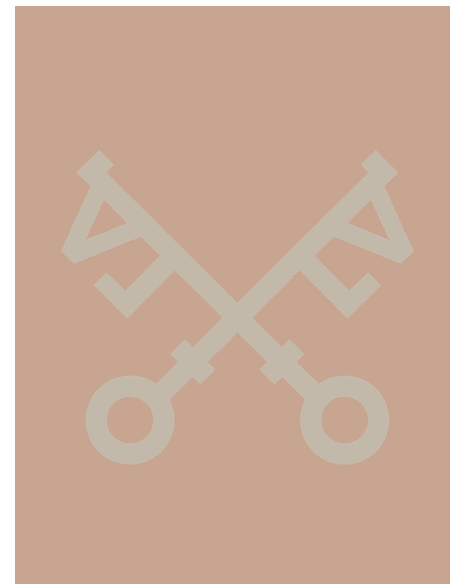
The Knoll, Lancaster



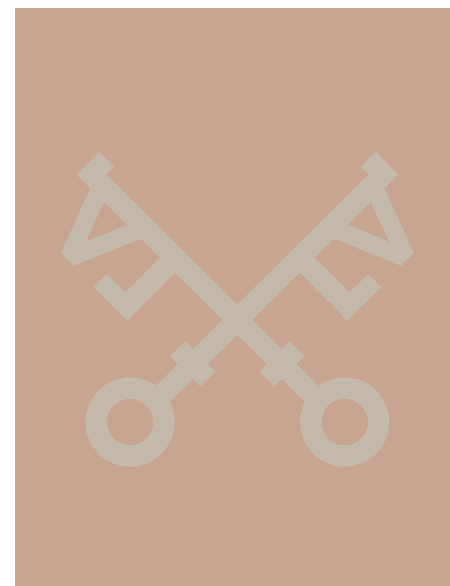


OUTSIDE, THE GROUNDS PROVIDE A SAFE AND INSPIRING ENVIRONMENT FOR FAMILY LIFE. SET WITHIN A GENEROUS PLOT OF OVER ONE ACRE, THE GARDENS ARE UNUSUALLY PRIVATE FOR A HOME SO CLOSE TO THE CITY CENTRE. MATURE TREES AND ESTABLISHED PLANTING CREATE A PEACEFUL SETTING, WHILE THE LARGE, SOUTH-FACING LEVEL LAWN OFFERS AMPLE SPACE FOR CHILDREN TO PLAY, OUTDOOR DINING, GARDEN PARTIES AND SUMMER ENTERTAINING. THE GARDEN ALSO FEATURES ATTRACTIVE SEATING AND ENTERTAINING AREAS, PERFECT FOR RELAXING WITH FAMILY AND FRIENDS. PRACTICALITY HAS NOT BEEN OVERLOOKED. THE RECENT ADDITION OF THE BESPOKE HAMPTON CROWN PAVILION IS BRILLIANT AND TRULY THE PERFECT PLACE TO ENTERTAIN GUESTS IN COMFORT, WELL INTO THE EVENING!











Zzz... 000





WHERE CAN I FIND...



Schooling?

Lancaster Royal Grammar School 7 Minute drive & 20 Minute Walk
Lancaster University - 13 Minute Drive



Somewhere Nice to Walk the Dog?

Fairfield Nature Reserve - 10 Minute Walk



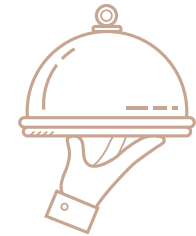
The Local Shop?

Aldi - 4 Minute Drive & 20 Minute Walk
Spar, Willow Line - 1 Minute Drive & 5 Minute Walk



A Refreshing Pint?

Merchants 1688 - 5 Minute Walk
The Toll House - 15 Minute Walk



A Delicious Meal?

Marula Monkey - 2 Minute Drive & 12 Minute Walk
The Merchants - 5 Minute Walk

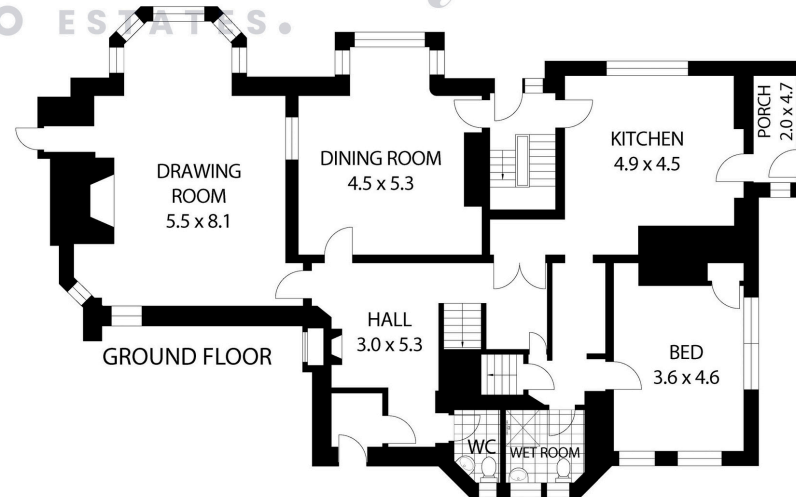
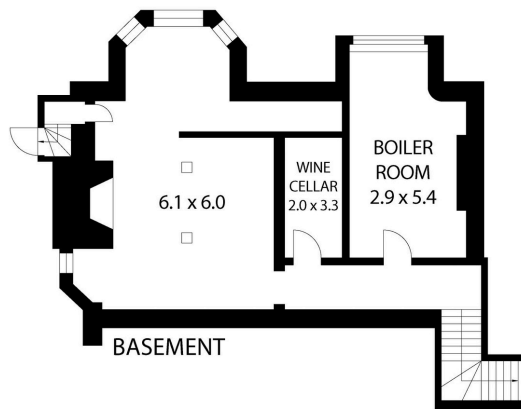
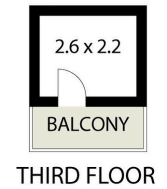
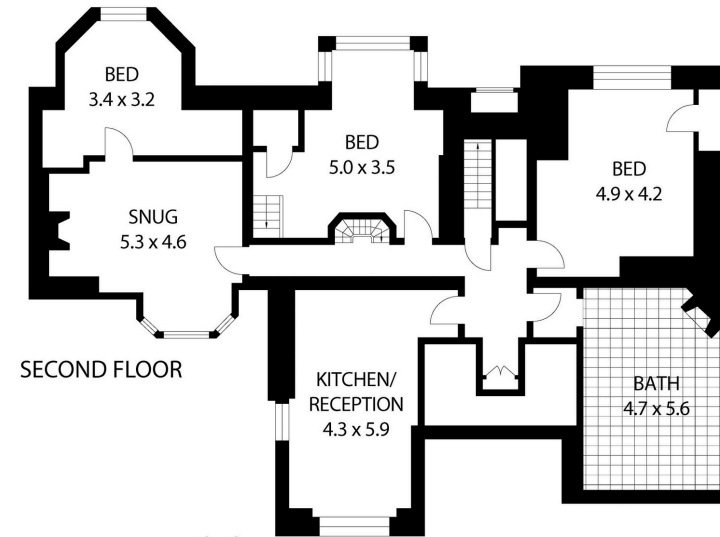
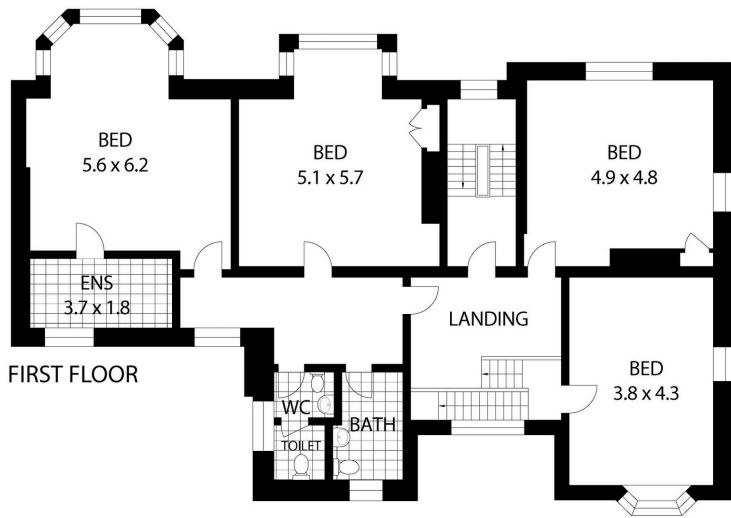


Closest Transport Links

Bus - Pointer Stop - Right on your Doorstep
Rail - Lancaster Station - 1 Minute Drive & 8 Minute Walk







0 1 2 3 4 5
Scale in meters. Indicative only. Dimensions are approximate

INTERNAL AREA = 577.5 SQ.M - 6216.1 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

The Knoll, Westbourne Road, LA1 5EF

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.

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Lancaster*

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