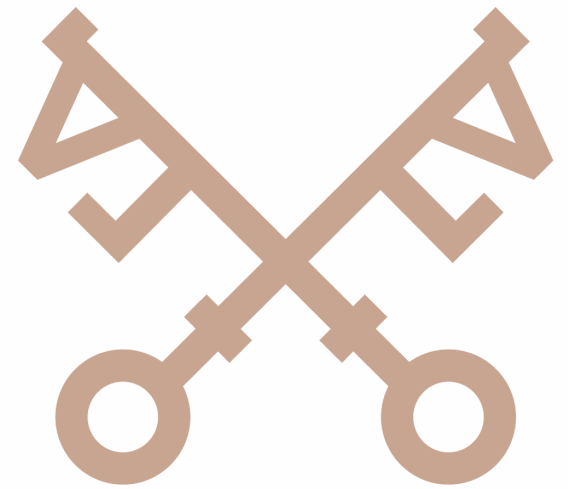




21 High Road
Halton

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ESTATES.

21 HIGH ROAD, HALTON



Bank Cottage is a truly exceptional three-bedroom period home, believed to date back to the 1700s and thought to be amongst the oldest properties in historic Halton. Arranged across four impressive levels, this beautifully presented cottage seamlessly blends character and heritage with stylish modern living, offering versatile accommodation perfectly suited to contemporary family life. The welcoming dual-aspect living room is filled with natural light and enjoys stunning elevated views, complemented by solid oak flooring and a charming log burner creating a warm focal point. An original 18th-century lintel leads through to the immaculate dining kitchen, thoughtfully designed with bespoke cabinetry, integrated appliances and an attractive original fireplace, perfectly balancing period charm with everyday practicality.

The lower ground floor provides highly flexible accommodation, currently arranged as an additional bedroom and snug, alongside a utility room and bathroom, offering excellent versatility for guests, home working or multi-generational living. Across the upper floors are two further beautifully presented bedrooms, including a spacious principal bedroom with fitted wardrobes and countryside views, together with a luxurious family bathroom featuring a freestanding bath and walk-in shower. Completing the accommodation, the top floor attic bedroom showcases exposed beams, a vaulted ceiling and spectacular far-reaching views.



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Take a closer look...



Property Type:

End

Terrace

Square Footage:

1226 sqft

Council Tax Band:

C

EPC Rating:

D

Tenure

Freehold



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.

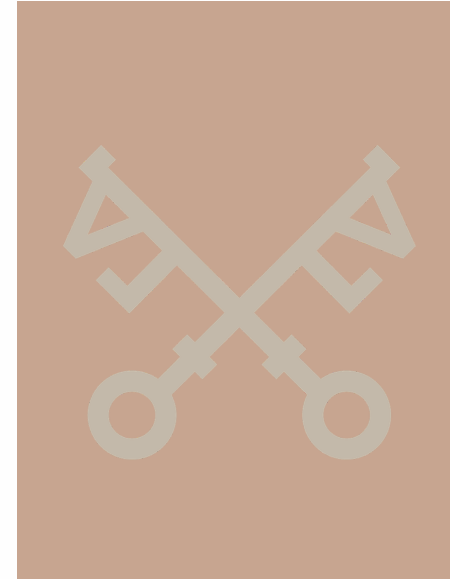
21 High Road, Halton





EXTERNALLY, BANK COTTAGE ENJOYS A CHARMING COTTAGE-STYLE FRONTAGE ADORNED WITH MATURE WISTERIA AND CLIMBING ROSES, CREATING AN ATTRACTIVE FIRST IMPRESSION BEFITTING THE HOME'S HERITAGE. THE FRONT GARDEN PROVIDES A PEACEFUL SETTING FROM WHICH TO ENJOY THE SPECTACULAR FAR-REACHING VIEWS, WHILE THE PROPERTY'S ELEVATED POSITION OFFERS A WONDERFUL SENSE OF PRIVACY AND TRANQUILLITY IN THE HEART OF THIS SOUGHT-AFTER VILLAGE.











Zzz... 000





WHERE CAN I FIND...



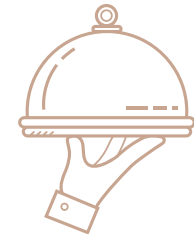
The Closest Schools?

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



The Local Shop?

"The Top Shops!" - 9 Minute Walk



A Delicious Meal?

The Red Door Cafe - 3 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

The Greyhound - 3 Minute Walk



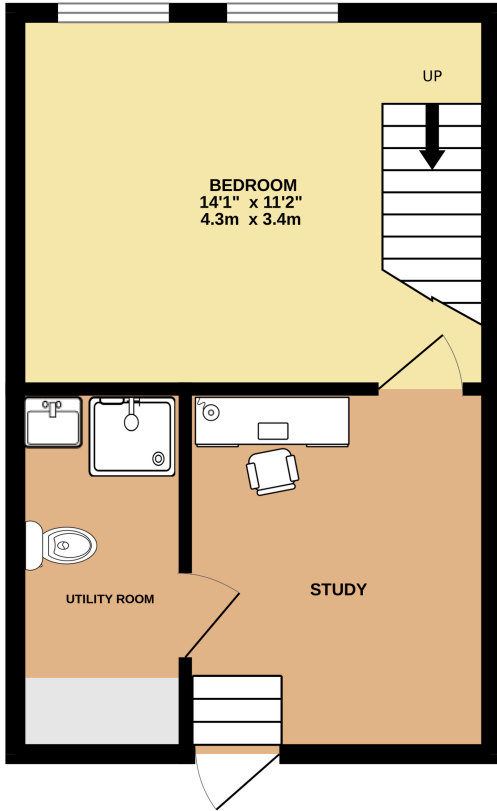
Closest Transport Links
Junction 34 - 5 Minute Drive

Bus Stop 2 Minute Walk Down
The Road For Lancaster &
Kirkby Lonsdale

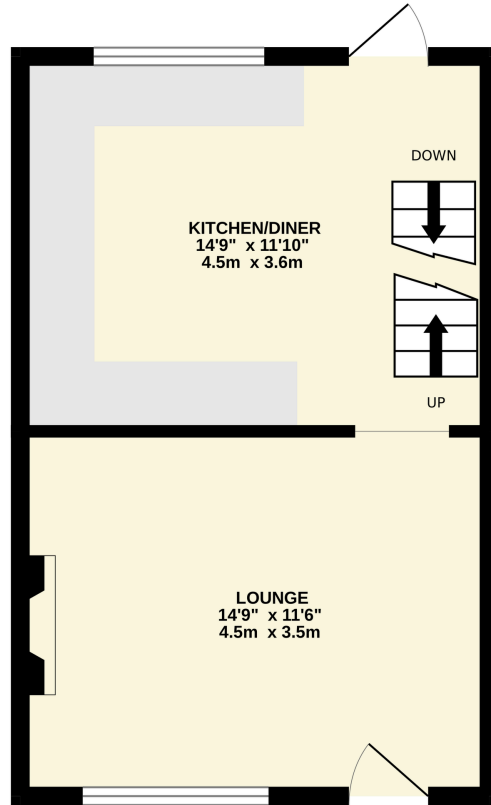




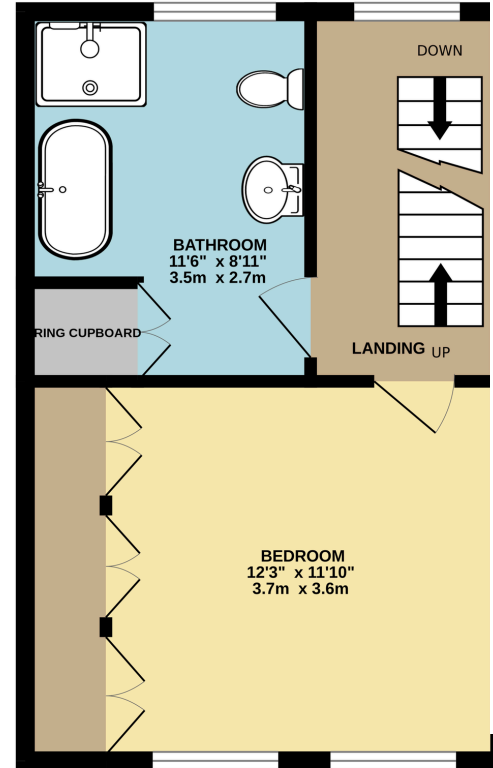
LOWER GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



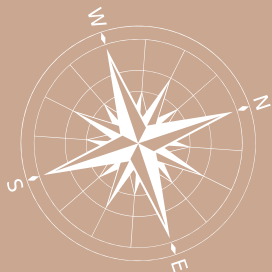
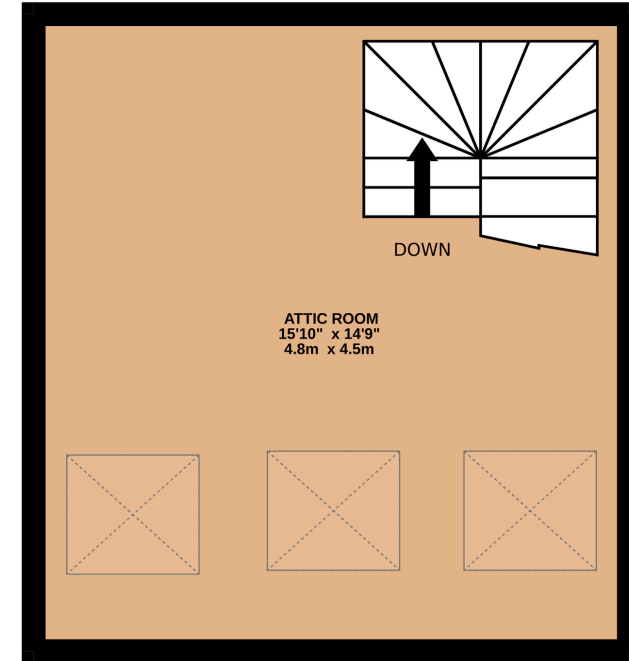
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



FIRST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



SECOND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



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.

21 High Road

Halton

21 High Road, Halton, LA2 6LX



///resists.snipe.laugh



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015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com