



40 Low Mill
Caton

 **lunevalley**
ESTATES.

40 LOW MILL, CATON



Situated within the distinctive and highly sought-after Grade II listed Low Mill development in Caton, this spacious one-bedroom third-floor apartment offers well-proportioned living spaces together with charming views over the beautifully maintained communal gardens, across to Halton Park and towards Aughton. Low Mill, an award-winning conversion of a former Lancashire cotton mill, has been sympathetically transformed into a vibrant residential community set within six acres of serene and tranquil surroundings.

The apartment has been further enhanced by a recently installed Küchenhaus kitchen, finished to an exceptional standard with premium integrated appliances and a stylish contemporary design, adding a luxurious touch to this characterful home. The apartment welcomes you into a spacious entrance hallway, setting the tone for the well-proportioned accommodation beyond. From here, the home opens into a superb open-plan living space, where the recently installed Küchenhaus kitchen takes centre stage. Finished to an exceptional standard, it features high-end Neff integrated appliances and Fisher & Paykel integral dishwasher, a Quooker instant hot tap, under-unit mood lighting, a cleverly designed four-bin pull-out recycling drawer and an excellent range of contemporary units, combining premium design with everyday practicality.

The lounge provides a comfortable area to relax and entertain, with a door opening directly onto the private terrace and windows either side allowing plenty of natural light to fill the room. Enjoying delightful views towards Halton Park and Ingleborough, the terrace offers the perfect setting for a morning coffee, alfresco dining or evening drinks in peaceful surroundings. The spacious king-size bedroom is beautifully presented and benefits from an abundance of fitted wardrobes, providing excellent storage without compromising on space. Completing the accommodation is a three-piece shower room, finished in a timeless contemporary style. Externally, the property benefits from a designated parking space, ample visitor parking and access to the beautifully maintained communal gardens, which are a defining feature of the sought-after Low Mill development.

The apartment's internal layout includes a welcoming entrance hall, a spacious king sized bedroom with an abundance of built-in wardrobes and storage, a cozy living room with dual aspect windows featuring brilliant views of Ingleborough and Halton Park the space flows into a fitted kitchen, and a generous three-piece bathroom suite. The property features a designated parking space with ample visitors' parking available on site, as well as access to the extensive communal gardens.



Property Type:

Apartment

Square Footage:

588 sqft

Council Tax Band:

B

EPC Rating:

C

Tenure

Leasehold

Take a closer look...





Why Caton?

CATON, A TRANQUIL VILLAGE APPROXIMATELY 4 MILES FROM LANCASTER CITY, BOASTS A VIBRANT COMMUNITY SPIRIT WITH NUMEROUS LOCAL ACTIVITIES AND EVENTS HOSTED AT THE VILLAGE INSTITUTE. ENJOY ACCESS TO LOCAL SHOPS, PUBS SERVING DELECTABLE FARE, HIGHLY-RATED PRIMARY SCHOOLS, AND A REGULAR BUS SERVICE TO TOWN, FACILITATING ACCESS TO SECONDARY SCHOOLS AND COLLEGES. CONVENIENTLY SITUATED NEAR JUNCTION 34 OF THE M6 MOTORWAY, CATON IS IDEAL FOR COMMUTERS, WITH SCENIC WALKWAYS AND CYCLE ROUTES ALONG THE OLD RAILWAY LINE EASILY ACCESSIBLE.

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LOW MILL IN CATON, LANCASHIRE, ENGLAND, IS A HISTORIC BUILDING SITUATED ON THE BANKS OF THE RIVER LUNE. ORIGINALLY CONSTRUCTED IN THE 18TH CENTURY, LOW MILL SERVED AS A COTTON SPINNING MILL DURING THE INDUSTRIAL REVOLUTION, CONTRIBUTING TO THE AREA'S INDUSTRIAL GROWTH AND ECONOMIC PROSPERITY. THE MILL PLAYED A SIGNIFICANT ROLE IN THE TEXTILE INDUSTRY OF LANCASHIRE, WHICH WAS A HUB FOR COTTON MANUFACTURING DURING THE 18TH AND 19TH CENTURIES. THE AVAILABILITY OF WATER FROM THE RIVER LUNE MADE IT AN IDEAL LOCATION FOR SUCH INDUSTRIAL ACTIVITIES, AS WATER POWER WAS COMMONLY USED TO DRIVE THE MACHINERY IN MILLS DURING THIS PERIOD. LIKE MANY MILLS OF ITS TIME, LOW MILL UNDERWENT VARIOUS CHANGES AND EXPANSIONS OVER THE YEARS TO KEEP UP WITH ADVANCEMENTS IN TECHNOLOGY AND MEET THE INCREASING DEMAND FOR COTTON GOODS. IT LIKELY EMPLOYED A SIGNIFICANT PORTION OF THE LOCAL POPULATION, PROVIDING JOBS AND SUPPORTING THE ECONOMY OF THE SURROUNDING AREA.









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WHERE CAN I FIND...



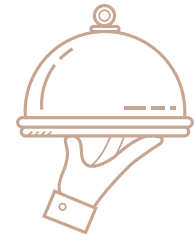
The Closest Schools?

Caton St Paul CofE Primary
School - 5 Minute Drive & 30
Minute Walk



The Local Shop?

Co-op - 2 Minute Drive & 10
Minute Walk



A Delicious Meal?

The Fenwick - 6 Minute
Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



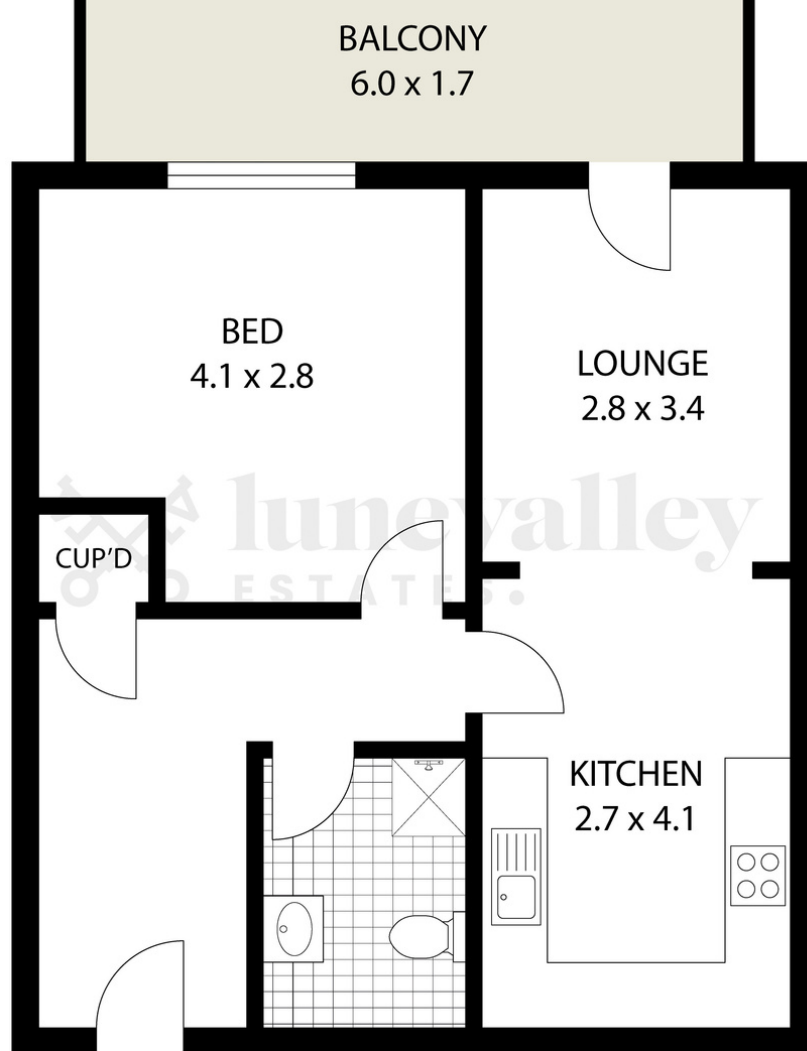
A Refreshing Pint?

The Station Hotel - 2 Minute
Drive & 10 Minute Walk



Closest Transport Links

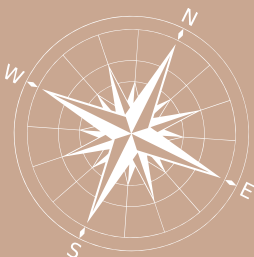
Quernmore Road Bus Stop - 3
Minute Walk
Lancaster Rail Station - 15
Minute Drive



INTERNAL AREA = 54.6 SQ.M - 588.0 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.

40, Low Mill, Mill Lane, Lancaster LA2 9HY



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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