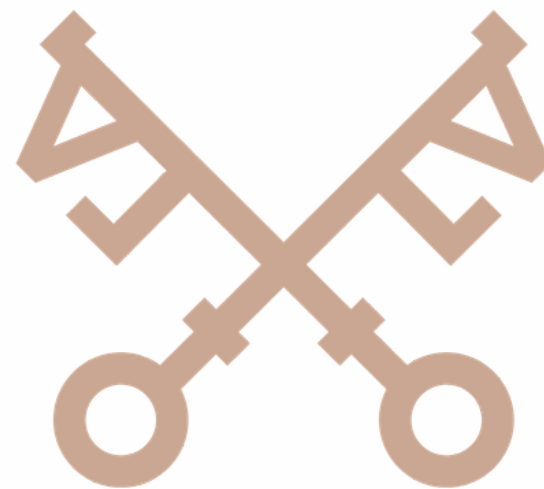




Staveley, Littlefell Lane,
Lancaster

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ESTATES.

STAVELEY, LITTLEFELL LANE, LANCASTER



Set within approximately 4.5 acres in total, including a substantial main plot of around an acre, this is a property for those who want more than simply a house. There is room to breathe here; room for children to explore, dogs to run, friends and family to gather, and for outdoor life to become every bit as important as the accommodation itself. The additional land further enhances that feeling of having your own piece of the countryside, creating enormous appeal for buyers seeking space, nature and a more rural way of life. And yet, for all the feeling of escape, Staveley remains within easy reach of Lancaster and the wider road network, making it possible to enjoy genuine country living without feeling completely disconnected from everyday life.

Extending to approximately 1,761 sq.ft, Staveley offers a wonderfully versatile arrangement of accommodation over two floors. It is a home that has clearly been designed to make the most of its setting, with large areas of glazing, balconies and outside entertaining spaces drawing your attention continually back towards the landscape.





Take a closer look...



Property Type:

Detached House

Square Footage:

1,761 sqft

Council Tax Band:

F

EPC Rating:

F

Tenure

Freehold



Why Quernmore?

QUERNMORE HAS LONG APPEALED TO THOSE WANTING TO LIVE IN GENUINE COUNTRYSIDE WHILE RETAINING CONVENIENT ACCESS TO LANCASTER. LITTLEFELL LANE FEELS WONDERFULLY REMOVED FROM THE PACE OF THE CITY, SURROUNDED INSTEAD BY FIELDS, TREES, WILDLIFE AND SOME OF THE MOST BEAUTIFUL SCENERY IN THE AREA. STAVELEY CAPTURES EVERYTHING THAT MAKES THIS KIND OF LOCATION SO DESIRABLE. IT OFFERS THREE BEDROOMS, FLEXIBLE LIVING ACCOMMODATION, TWO BATHROOMS, A HOME OFFICE, EXCEPTIONAL ENTERTAINING SPACES, APPROXIMATELY 4.5 ACRES AND SOME TRULY OUTSTANDING VIEWS — BUT ITS APPEAL GOES BEYOND THE SPECIFICATION. IT IS THE PRIVACY. THE SILENCE. THE FEELING OF WAKING UP AND SEEING CLOUGHA FROM THE BEDROOM. THE SHEER AMOUNT OF LAND AROUND YOU. THE ABILITY TO STEP OUTSIDE THE BACK DOOR AND FEEL AS THOUGH YOU HAVE ESCAPED SOMEWHERE. FOR BUYERS DREAMING OF SWAPPING NEIGHBOURS AND TRAFFIC FOR SPACE, SCENERY AND AN ALTOGETHER MORE PEACEFUL WAY OF LIFE, STAVELEY IS A VERY SPECIAL OPPORTUNITY.

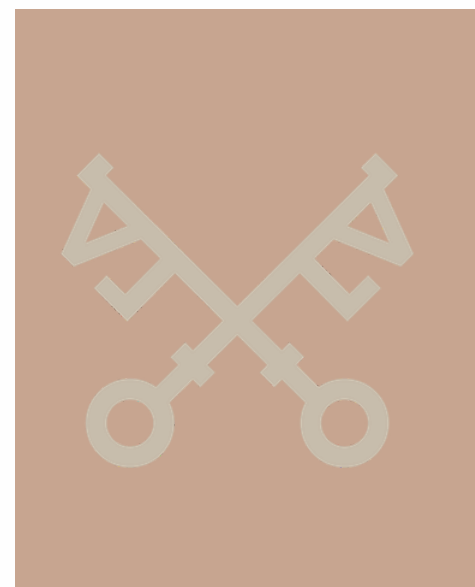
Staveley, Littlefell Lane,
Lancaster





STAVELEY'S GROUNDS ARE ARGUABLY WHAT MAKE THE PROPERTY GENUINELY SPECIAL. THE HOUSE SITS WITHIN AN ENORMOUS MAIN PLOT OF APPROXIMATELY ONE ACRE, WITH SWEEPING LAWNS WRAPPING AROUND THE PROPERTY AND AN EXTRAORDINARY BACKDROP OF UNINTERRUPTED COUNTRYSIDE. IMMEDIATELY OUTSIDE THE HOUSE IS A LARGE DECKED ENTERTAINING TERRACE, CREATING A NATURAL EXTENSION OF THE LIVING ACCOMMODATION. THERE IS AMPLE ROOM FOR OUTDOOR SOFAS, DINING FURNITURE AND A BARBECUE, WHILE THE EXISTING ARRANGEMENT DEMONSTRATES JUST HOW EASILY THE SPACE CAN ACCOMMODATE A HOT TUB AND LARGER ENTERTAINING AREAS. IT IS EASY TO IMAGINE SUMMER HERE: DOORS THROWN OPEN FROM THE HOUSE, CHILDREN DISAPPEARING ONTO THE LAWN, A BARBECUE ON THE TERRACE AND FRIENDS SITTING OUTSIDE LONG AFTER THE SUN BEGINS TO FALL.













WHERE CAN I FIND...



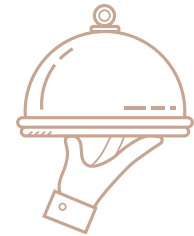
The Closest Schools?

Quernmore Church of England - 5
Minute Drive
Ripley St Thomas - 15 Minute
Drive



The Local Shop?

SPAR Bowerham Road - 10
Minute Drive



A Delicious Meal?

Quite Simply French - 10
Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

Greaves Park - 8 Minute Drive &
45 Minute Walk

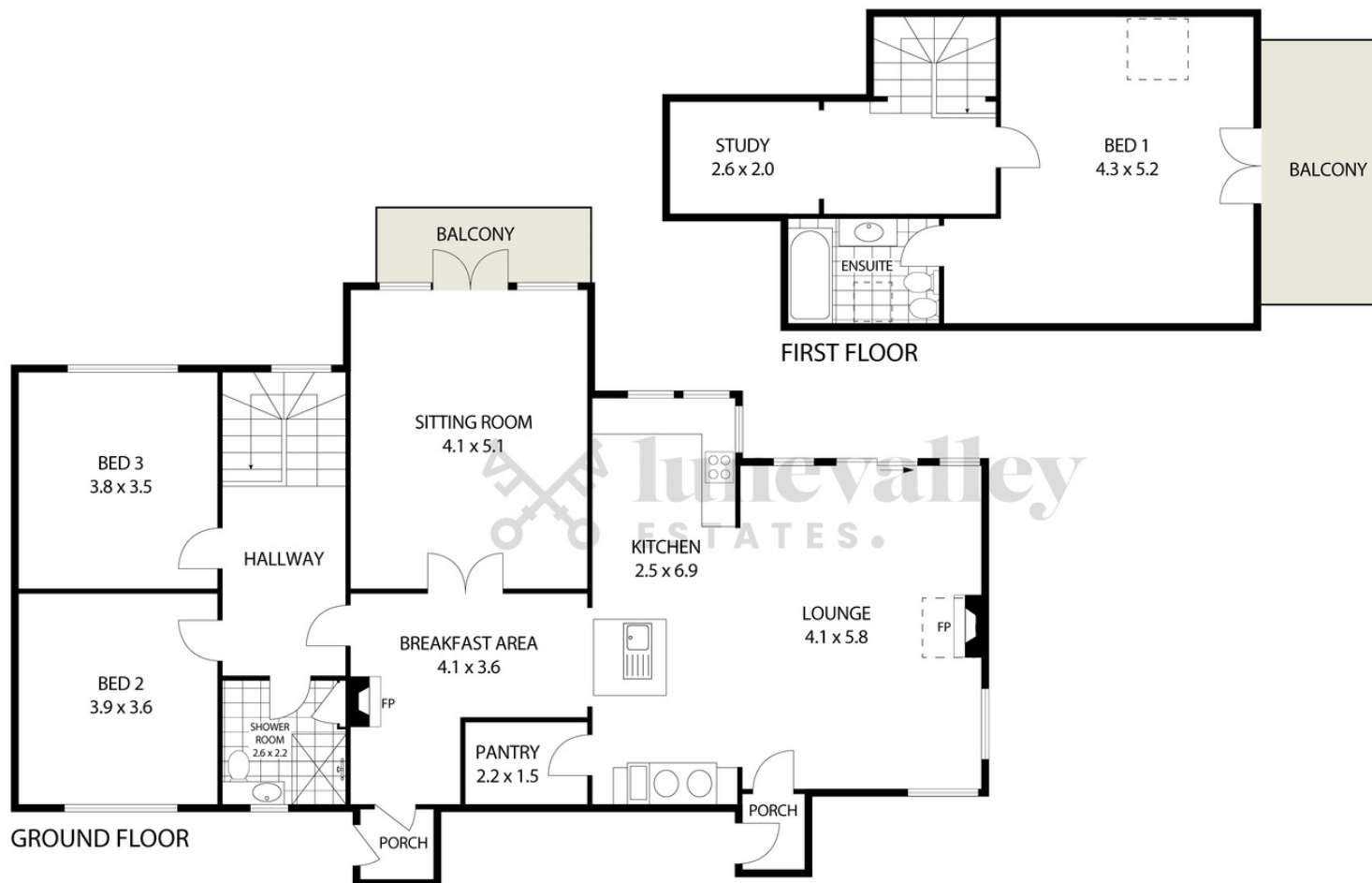


Closest Transport Links

Langthwaite Terrace Bus Stop
- 1 Minute Walk
Lancaster Train Station - 12
Minute Drive



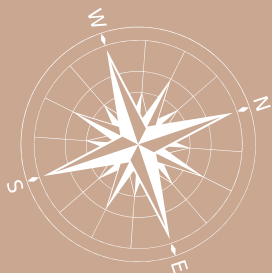




INTERNAL AREA = 163.6 SQ.M - 1,761.0 SQ.FT

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.

Staveley, Littlefell Lane, Lancaster LA2 0RF



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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