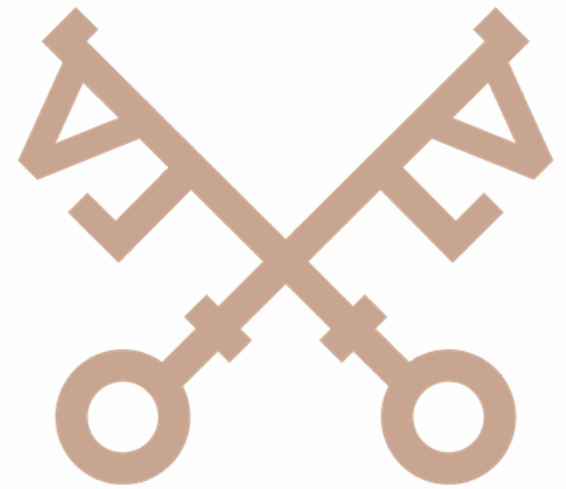




20, The Vicarage, Highland Brow
Galgate,

 **lunevalley**
ESTATES.

20, THE VICARAGE, HIGHLAND BROW GALGATE,



The Vicarage is in a particularly compelling proposition: a large and versatile detached home with an exceptional main living room, four bedrooms, excellent ancillary accommodation, garage and mature garden, all within a village that places Lancaster University, the city centre, countryside and the M6 remarkably close at hand. There is also clear scope for a new owner to update and personalise parts of the property, making this an exciting opportunity to create a genuinely impressive long-term family home.

Occupying a generous plot within the popular village of Galgate, The Vicarage is a substantial four-bedroom detached family home extending to approximately 1,828 sq ft (169.8 sq m), offering far more accommodation than its frontage initially suggests. With four bedrooms, three separate ground-floor living areas, a dedicated study, two bathrooms plus additional WC facilities, an integral garage and a wonderfully private rear garden, this is a home with the space and flexibility to adapt beautifully to family life.

The real surprise comes as you move through the house. At the rear is an impressive lounge measuring approximately 4.7m x 6.9m, a superb room characterised by its dramatic vaulted ceiling and exposed timber roof structure. The beams bring warmth and architectural interest to what is already an exceptionally generous living space, while glazed doors open directly onto the garden. It is easy to imagine this becoming the heart of the home: somewhere for large sofas, family gatherings and entertaining, with the garden providing a leafy backdrop throughout the seasons.



Property Type:

Detached

Square Footage:

1828_{sqft}

Council Tax Band:

D

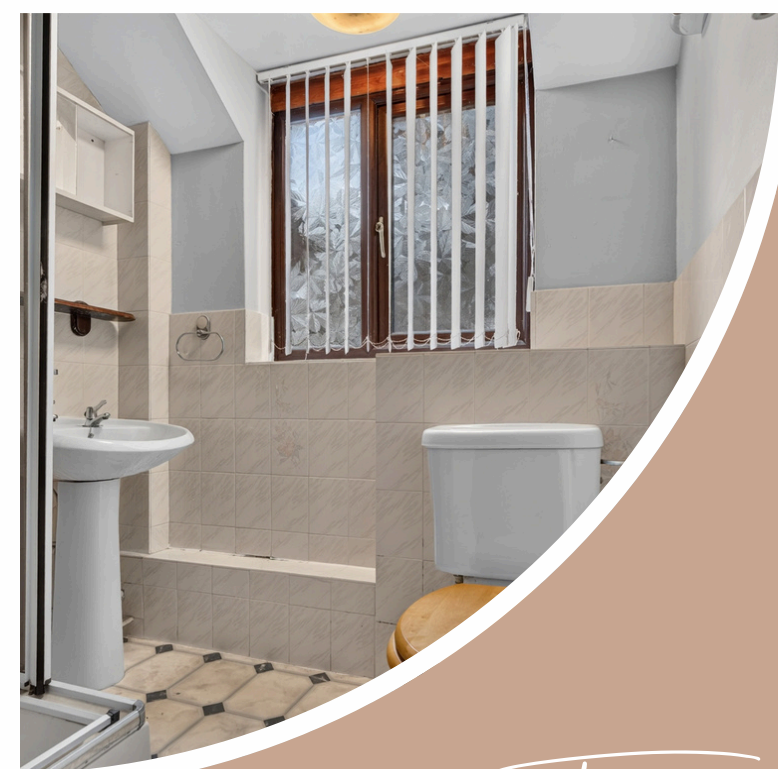
EPC Rating:

C

Tenure

Freehold

Take a closer look...





Why Galgate?

LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF GALGATE, THE PROPERTY ENJOYS A CHARMING SEMI RURAL SETTING WHILE REMAINING CONVENIENTLY CLOSE TO THE HISTORIC CITY OF LANCASTER. THE VILLAGE OFFERS A WELCOMING COMMUNITY ATMOSPHERE ALONG WITH A RANGE OF LOCAL AMENITIES INCLUDING GP SURGERY SHOPS, PUBS, PRESCHOOLS AND EVERYDAY CONVENIENCES. EXCELLENT TRANSPORT LINKS ARE CLOSE BY, WITH EASY ACCESS TO THE M6 (JUNCTION 33) MAKING IT IDEAL FOR COMMUTERS TRAVELLING TO LANCASTER, PRESTON AND BEYOND. REGULAR BUS ROUTES ALSO CONNECT THE VILLAGE TO LANCASTER CITY CENTRE, WHERE A WIDER RANGE OF SHOPPING, DINING AND LEISURE FACILITIES CAN BE FOUND. SURROUNDED BY BEAUTIFUL COUNTRYSIDE AND SCENIC CANAL SIDE WALKS, GALGATE PROVIDES THE PERFECT BALANCE OF VILLAGE CHARM AND MODERN CONVENIENCE, MAKING IT AN INCREASINGLY POPULAR LOCATION FOR BUYERS

20, The Vicarage, Highland Brow, Galgate,





OUTSIDE, THE PROPERTY ENJOYS ONE OF ITS MOST APPEALING ASSETS: A LONG, ESTABLISHED REAR GARDEN, PREDOMINANTLY LAID TO LAWN AND ENCLOSED BY MATURE TREES, SHRUBS AND PLANTING. IT HAS A WONDERFULLY SECLUDED, LEAFY FEEL, WITH AMPLE SPACE FOR CHILDREN, PETS, ENTERTAINING AND GARDENING. A SUBSTANTIAL TIMBER OUTBUILDING SITS TOWARDS THE FAR END AND OFFERS USEFUL STORAGE OR THE POTENTIAL FOR A WORKSHOP OR HOBBY SPACE. TO THE FRONT, THERE IS OFF-ROAD PARKING LEADING TO THE INTEGRAL GARAGE, APPROXIMATELY 6.2M IN LENGTH, PROVIDING VALUABLE ADDITIONAL PARKING AND STORAGE.









Zzz...o_o_o



WHERE CAN I FIND...



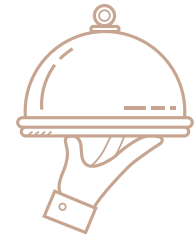
The Closest Schools?

Ellel St John - 4 Minute drive & 7 Minute Walk
Lancaster University - 5 Minute Drive



The Local Shop?

Spar (Galgate) - 2 Minute Drive & 5 Minute Walk



A Delicious Meal?

Bay Horse Inn - 5 Minute Drive



Somewhere Nice to Walk the Dog?

The Village Green 1 Minute Walk & Galgate
Waterside/Canal - 4 Minute Walk



A Refreshing Pint?

The Plough - 9 Minute Walk & Good Pub Food



Closest Transport Links

Bus - Crossroads Stop - 5 Minute Walk
Rail - Lancaster Station - 15 Minute Drive



20 Highland Brow, Galgate, Lancaster

INTERNAL AREA = 169.8 SQ.M - 1,828 SQ.FT



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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Galgate, Lancaster
LA2 0NB



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