



6 Low Mill, Caton
£385,000





6 Low Mill

Caton, Lancaster

Set within 7½ acres of beautifully kept grounds this Grade II listed, 4 bedroom house is a real gem! Garage, parking, gardens and plenty of space to live and to work. A rare opportunity! Call us to book your viewing!

Council Tax band: E

Tenure: Freehold

- Grade II Listed House
- 4 Bedrooms plus Study
- Kitchen w/ Breakfast Bar
- Lounge Diner w/ French Door
- Master En-Suite
- Balcony Style Windows & Views
- Courtyard Garden
- Beautiful Communal Gardens
- No Chain & Freehold
- Parking for 3 including Garage





Location

Low Mill is a highly desirable, Grade II listed development in Caton on the edge of the Lune Valley. With breath taking Lune Valley views on the doorstep and within a few miles of the M6 and Lancaster, this beautiful building attracts purchasers looking for a semi-rural lifestyle whilst retaining great access to a wide range of amenities. The historic city of Lancaster boasts excellent schools with two Grammar Schools and Ripley St Thomas - rated Outstanding by Ofsted. Going north QES is within reach. Lancaster has high street shops, bars, restaurants, cinema and theatres. Locally, Caton village provides necessary amenities including a co-op grocery store, doctors, pharmacy and two popular pubs. Lancaster's two universities are also within easy reach.

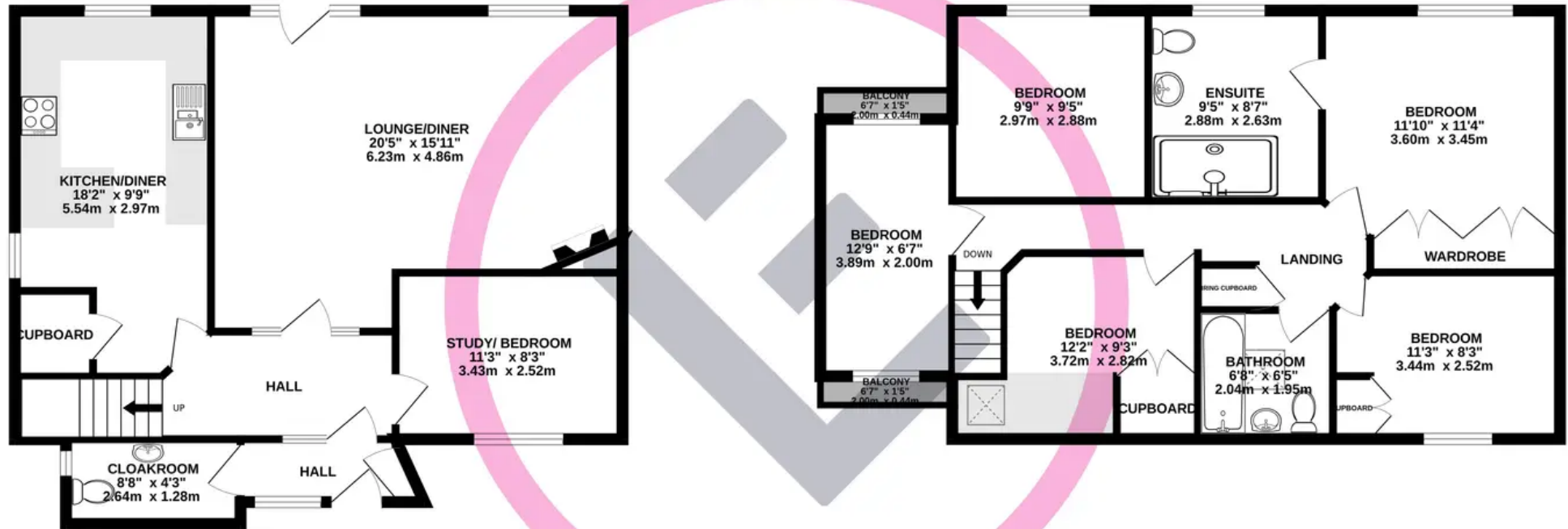
The House

What a rare opportunity this is! Offered for sale with no onward chain this four bedroom house is Freehold whilst benefitting from being part of the beautiful, Grade II listed Low Mill. The front door is off a private courtyard with beautiful communal gardens. The door opens to a light front porch where you will find plenty of space to kick off those shoes and boots after a river walk. To the side is a ground floor cloakroom/WC and ahead a glazed door opens to the main hallway. Doors open to all the ground floor rooms and stairs lead to the first floor. The lounge diner as with all the ground floor rooms enjoys feature ceilings. There is a focal fire to the lounge and a French Door from the dining area opens to the private courtyard garden at the rear. The ground floor also enjoys a generous study. You will find that throughout the property has been well looked after and updated where required, for example, most of the windows have been updated within the last two years.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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