



Lunehurst Westbourne Drive, Lancaster
£700,000





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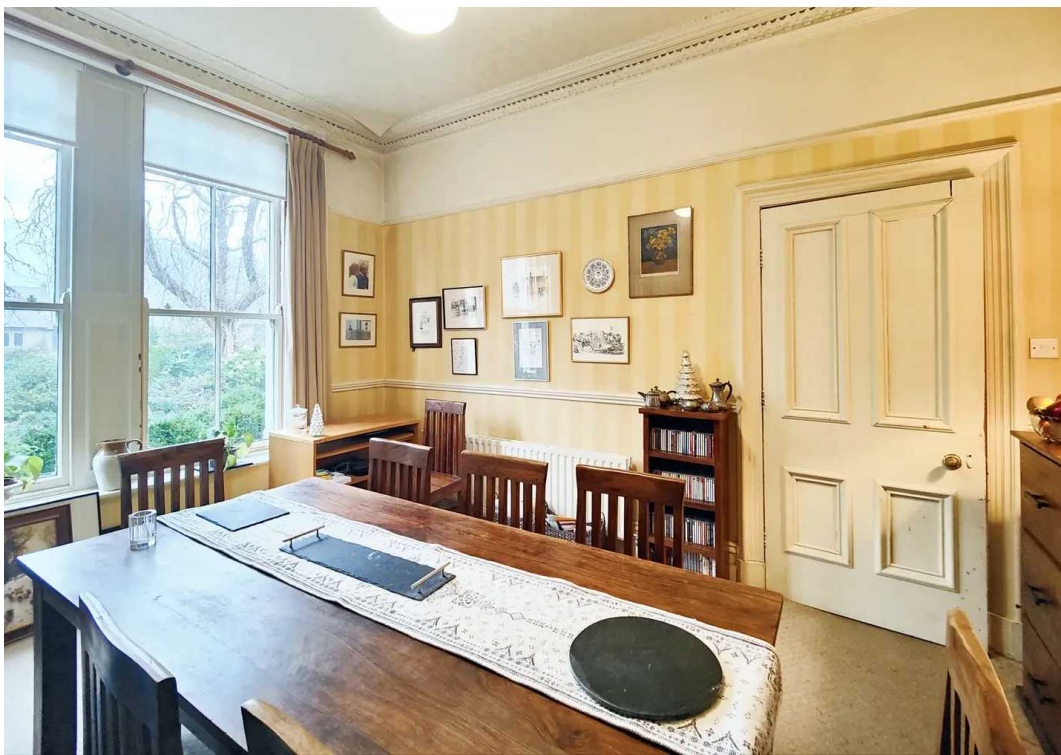
Lancaster, Lancaster

This elegant Victorian Villa situated on a private road in sought after south Lancaster is the perfect home for professional families. With plenty of space inside and out and full of character features this is an impressive house steeped in history.

Council Tax band: G

Tenure: Freehold

- Victorian Villa
- 6 Bedrooms
- 3 Reception Rooms
- Bespoke Kitchen with Aga
- Detached Garage & Potting Shed
- Private Road & Sought After Area
- Gardens Front & Rear
- Character Property
- Walk to City & Station
- Superb Local Schools



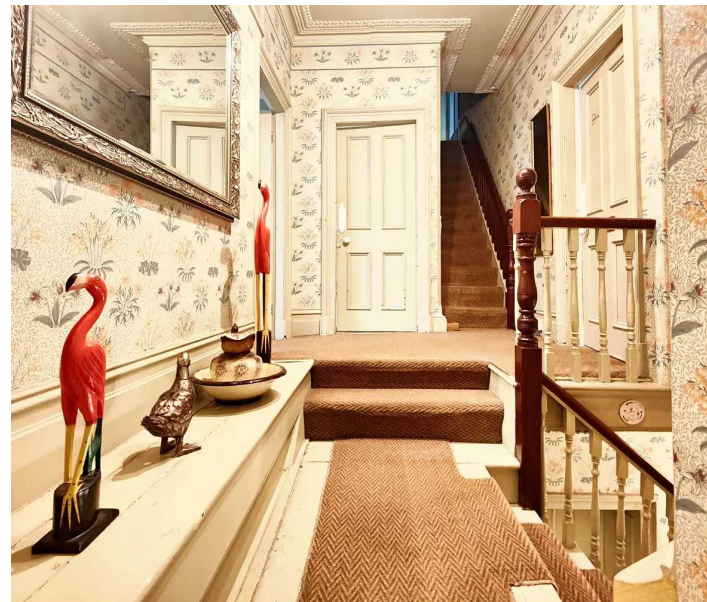


The House

An impressive, Victorian, semi detached villa built in 1888 and packed full of character. Original features are of high quality craftsmanship from the stone mullion windows, panelling, intricate cornice and feature windows. It is a delight throughout and you will even find an Edwardian Waring & Gillow fire surround in the front sitting room. The front door opens to a vestibule and from there to the impressive hallway where a central staircase sweeps up to the first floor and doors with brass fittings and plates open to either side.

Reception Rooms

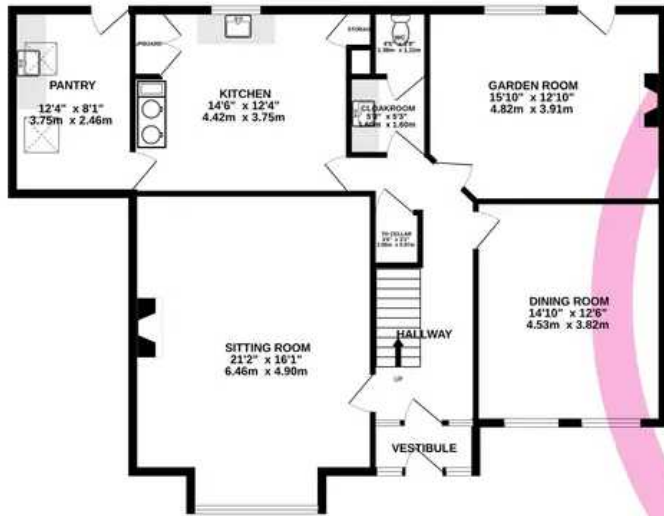
The front sitting room has a large front window, stripped floorboards and focal point open fire with Waring & Gillow surround. A large, light and impressive sitting room with intricate ceiling cornice and a picture rail. Across the hallway you will find the formal dining room again looks out to the front and enjoys an open fireplace with with a traditional wooden surround. The rear garden room is a third, generous reception room and once again it is impressive and stylish. A French Door opens to the garden and there is a further window to the side making this a light, bright room. The garden faces west so the rear of the house gets sunlight into the evening.



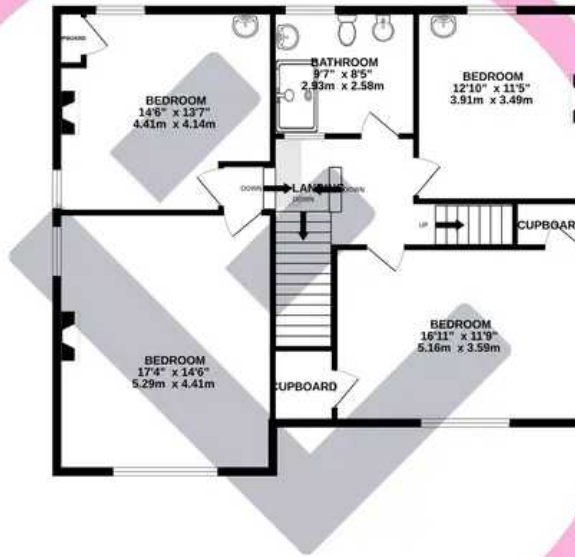
Bedrooms & Bathroom

On the first floor you will find four generous bedrooms. Large sash windows, high ceilings and original fireplaces make for family bedrooms straight out of story book. The large central landing has a feeling of space and light and there is a feature stained glass panel. The modern four piece shower room is styled perfectly for the house. There is a large shower enclosure with chrome shower head and traditionally styled fittings. The shower room incorporates a wash basin, low flush WC and bidet. Upstairs are a further two bedrooms one of which is used as a study.

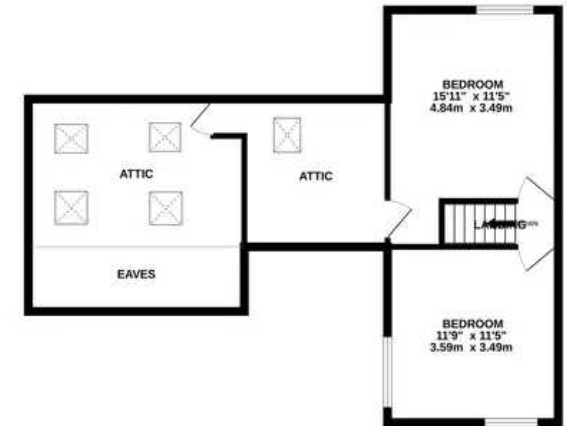
GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



2ND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 2809 sq.ft. (260.9 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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