

1 Ardengate, Lancaster

Lancaster

£499,950





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Lancaster

Fantastic Locality to Schools | Substantial Edwardian Family Home | 5 Bedrooms | Character Features | Garage | Lake District Views
Council Tax band: E

Tenure: Freehold

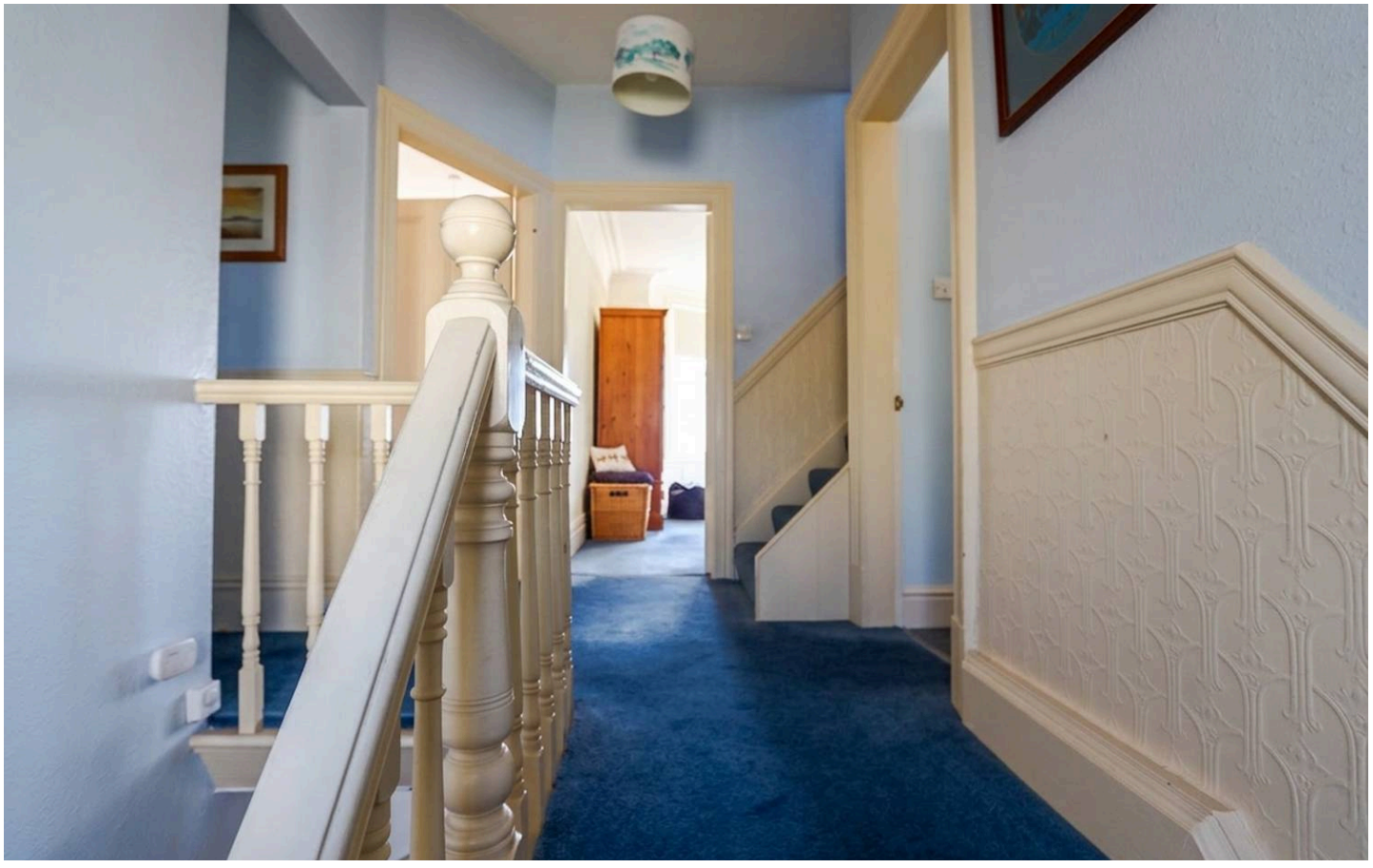
- Rare Five Bedroom Edwardian Family Home
- Prime Scotforth Location close to sought-after schools and amenities
- Views Towards The Lake District with exceptional sunsets from the upper floors
- Approximately 1,733 sq ft (161 sq m) of Accommodation arranged over four floors
- Character Features Throughout including period detailing and a multi-fuel stove
- Flexible Basement Conversion suitable for a home office, gym, hobbies room, playroom or guest space
- Garage and Additional Outbuildings providing useful storage and practical family space
- Excellent Family Location within easy reach of Lancaster's grammar schools, Ripley and local primary schools
- Two Bathrooms Plus Ground Floor WC/Utility offering practical modern family living
- Moments From Dorrington Woods and Green Space ideal for families and dog owners















The Property

The house retains a wealth of period charm, while offering the scale modern family life demands, with five well-proportioned bedrooms offering flexibility for a growing household, guests, and a dedicated home office. A versatile basement conversion, fully tanked and recently decorated and carpeted, provides further adaptable space, while the cosy lounge, centred around a charming wood burner, adds real warmth to the home. Upstairs, the landing and bedrooms enjoy lovely Lake District views and beautiful sunsets. The property also benefits from two bathrooms and a downstairs utility room with WC, along with a garage and two small outbuildings outside, offering excellent additional storage or scope for further use.

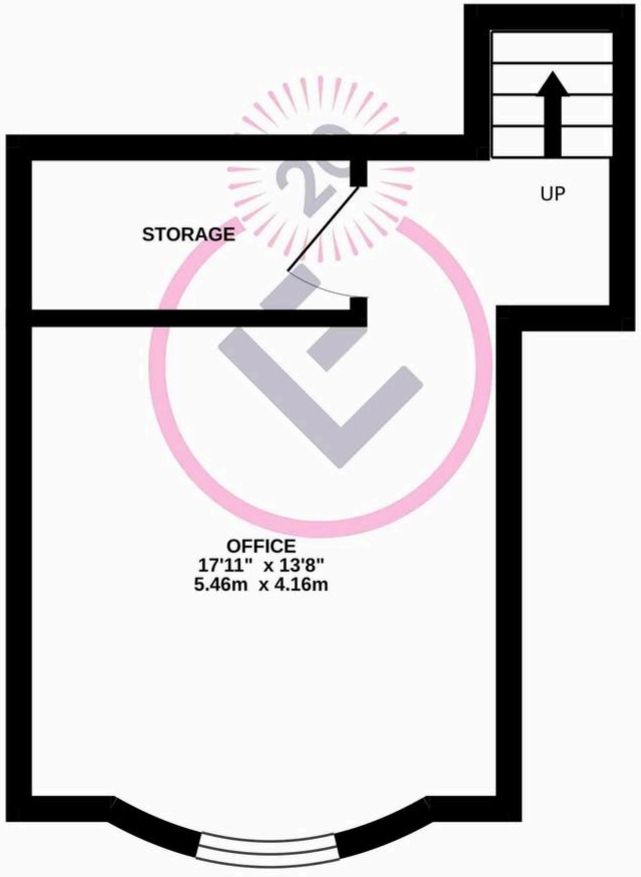
The Location

Scotforth is a popular and well-connected part of Lancaster, particularly well suited to families. The property is close to Scotforth St Paul's Church of England Primary and Nursery School, with Ripley St Thomas Church of England Academy also nearby for secondary education, and both of Lancaster's grammar schools within easy reach. Lancaster city centre and mainline railway station are both within easy reach with frequent buses, making it a convenient base for those working at one of the city's universities. The area also benefits from good local parks and green spaces, making it a lovely spot for family life. Commuters will also appreciate the straightforward access to the M6, making this a practical base for those needing to travel further afield.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a non-refundable charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

BASEMENT
190 sq.ft. (17.7 sq.m.) approx.





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