Station Court

Caton

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Tucked away in the charming and picturesque village of Caton in the idyllic Lune Valley, this superb first-floor apartment for over 55s offers more than just a home — it's a lifestyle. Thoughtfully designed and beautifully presented, this move-in-ready two-bedroom property is part of a small, purpose-built development with off-road parking, communal gardens, and scenic views of the surrounding countryside. With no onward chain, it's ready when you are.

What truly sets this home apart is its unbeatable location. Just steps from your door, you'll find everything you could possibly need — whether it's a morning coffee at the local tearoom, groceries from the Co-op, prescriptions from the nearby chemist, or a pint at one of the welcoming village pubs. There's even a doctor's surgery and a handy fuel station right in the village.

In short, it's all about location, lifestyle, and ease. A peaceful retreat with everything right on your doorstep. Held on a long lease with a modest ground rent. Shared costs between the four flats cover building insurance and maintenance of communal areas.

2 BEDS

1 BATH

- Just a few minutes from the Bay Gateway link road for easy access to the M6 and travel to the Lune Valley, the Lake District, Kendal, the Yorkshire Dales and beyond.

- Parking space directly outside, separate drying area, and communal outdoor space to the rear. A stair lift can included (separate negotiation).

- Sold with no chain delay.

Take a closer look...

Property Type:

Apartment

Square Footage:

598 sqft

Council Tax Band:

A

EPC Rating:

D

Tenure:

Leasehold

Why Caton?

Caton itself boasts a thriving village community with a wide range of amenities, including a post office, grocery shop, doctors' surgery, pharmacy, cafe, and two traditional pubs. Outdoor enthusiasts will appreciate the proximity to the Lune Valley, with its network of scenic walking and cycling trails accessible right from the doorstep.

For those who enjoy the outdoors, the famed Crook O' Lune walk is just at the end of the road, linking you to the stunning Lune Valley landscape and the popular Lancaster Cycle Track — ideal for walking, running, or cycling directly into Lancaster. Public transport is also a breeze, with a bus stop just a stone's throw away, making it easy to get to Lancaster or explore the wider area. And for those who need to travel further afield, access to the M6 motorway is quick and straightforward.

The Bedrooms

The apartment offers two two generous bedrooms, with a charming, light-filled master bedroom that's as cosy as it is inviting. With plenty of space for storage, it's a delightful space that feels homely yet well-presented — perfect for winding down after a busy day.
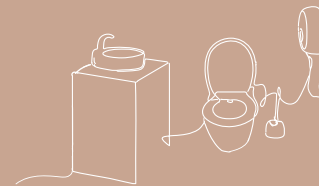
The Kitchen

The stylish kitchen offers modern appliances, plenty of storage, a handy breakfast bar and and countryside views.
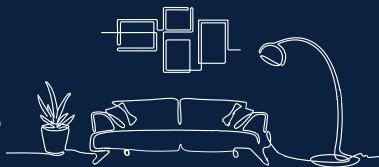
The Bathroom

The three-piece bathroom is complete with a walk-in-shower and a neutral, stylish decor.
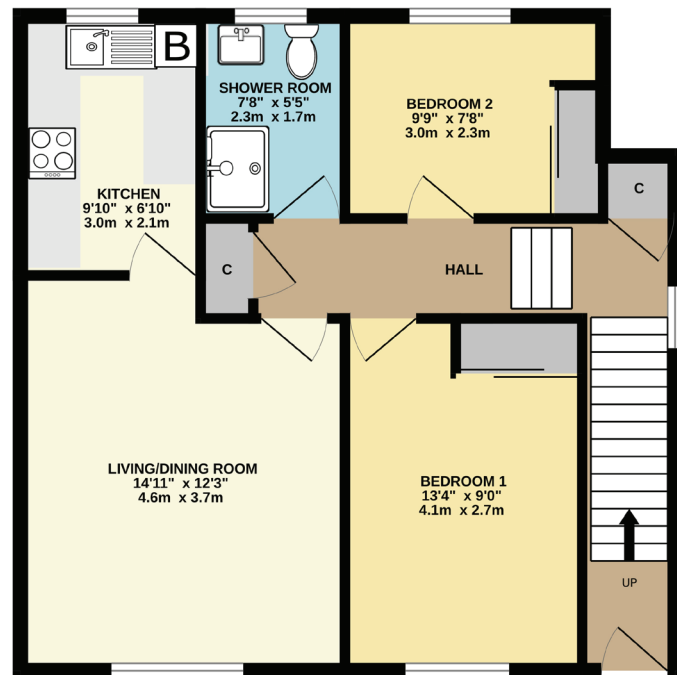
Lounge Diner

Inside, the apartment features a bright and airy living and dining room. Bathed in natural light from the generous central window, its sleek, wall-mounted fireplace creates a cosy focal point. It's the kind of space that makes you want to sink into the sofa with a good book, a cuppa, and maybe a cheeky biscuit or two.

KITCHEN
9'10" x 6'10"
3.0m x 2.1m

SHOWER ROOM
7'8" x 5'5"
2.3m x 1.7m

BEDROOM 2
9'9" x 7'8"
3.0m x 2.3m

B

C

C

HALL

LIVING/DINING ROOM
14'11" x 12'3"
4.6m x 3.7m

BEDROOM 1
13'4" x 9'0"
4.1m x 2.7m

UP

Total Area: 55.5 sq. metres (598 sq. feet)

About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.

Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.

ROB MENZIES
Director

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