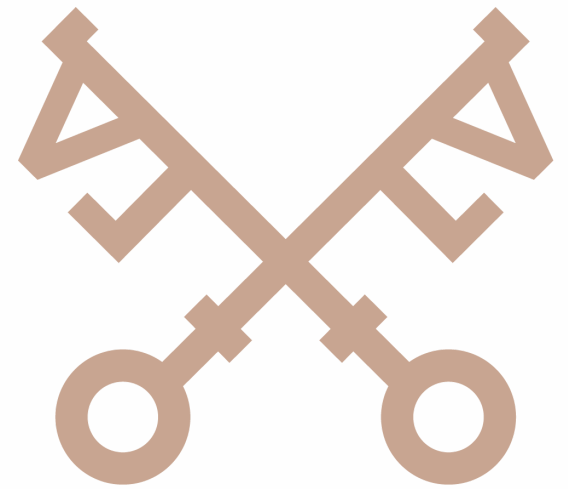




1 Rennie Court
Haverbreaks Estate

 **lunevalley**
ESTATES.

1 RENNIE COURT, HAVERBREAKS ESTATE



From the moment you arrive, Rennie Court feels special. The sweeping private driveway and landscaped frontage make a memorable first impression, while the distinctive red-brick and render exterior evokes warmth and traditional craftsmanship. Mature trees and neatly tended gardens frame the property, creating an immediate sense of calm and seclusion – a perfect sanctuary for family life.

Tucked away within the peaceful and tree-lined avenues of the exclusive Haverbreaks Estate, 1 Rennie Court represents a rare opportunity to acquire one of Lancaster's most desirable family homes. Set on a larger-than-average plot behind a characterful brick boundary wall, this remarkable detached residence offers over 3,100 square feet of beautifully proportioned living space, blending timeless design with luxurious modern comfort.





Take a closer look...



Property Type:

Detached Residence

Square Footage:

3100 sqft

Council Tax Band:

G

EPC Rating:

D

Tenure

Freehold



Why Haverbreaks?

THE HAVERBREAKS ESTATE IS WIDELY REGARDED AS ONE OF LANCASTER'S MOST PRESTIGIOUS RESIDENTIAL ADDRESSES.

SET AMID TREE-LINED ROADS AND CHARACTERFUL PERIOD HOMES, IT OFFERS AN EXCLUSIVE YET FAMILY-FRIENDLY COMMUNITY. THE CITY CENTRE IS ONLY MOMENTS AWAY, PLACING YOU CLOSE TO EXCELLENT SCHOOLS, LANCASTER ROYAL GRAMMAR, RIPLEY ST. THOMAS, AND ST. WILFRID'S PRIMARY, AS WELL AS THE UNIVERSITY OF LANCASTER AND ROYAL LANCASTER INFIRMARY. FOR COMMUTERS, ACCESS TO THE M6 MOTORWAY AND LANCASTER TRAIN STATION ENSURES EXCELLENT CONNECTIVITY, WHILE THE LUNE VALLEY AND LAKE DISTRICT NATIONAL PARK OFFER ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURE AT THE WEEKEND.

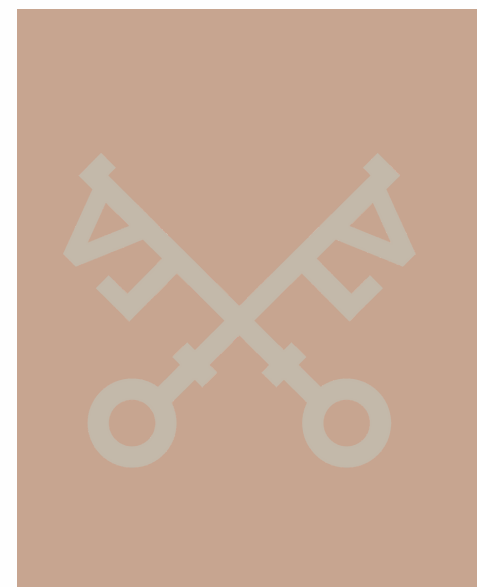
Rennie Court, Haverbreaks





SET ON AN EXCEPTIONALLY GENEROUS PLOT, THE GARDENS AT RENNIE COURT ARE EVERY FAMILY'S DREAM. THE LARGE LAWN IS PERFECT FOR CHILDREN TO PLAY SAFELY, WHILE MATURE PLANTING AND FENCING PROVIDE TOTAL PRIVACY. A PAVED TERRACE AREA INVITES SUMMER BARBECUES AND EVENING DRINKS UNDER THE FAIRY LIGHTS — THE KIND OF SPACE THAT MAKES MEMORIES FOR YEARS TO COME. TO THE FRONT, THE DRIVEWAY OFFERS AMPLE PARKING FOR MULTIPLE VEHICLES, LEADING TO THE WALLED FRONT GARDEN AND ENTRANCE. FOR ADDED REASSURANCE, THE PROPERTY ALSO FEATURES A COMPREHENSIVE CCTV SYSTEM, ENSURING BOTH PRIVACY AND PEACE OF MIND.







Zzz...o_o_o









WHERE CAN I FIND...



The Closest Schools?

Ripley St Thomas - 9 Minute Walk

LRGS - 5 Minute Drive

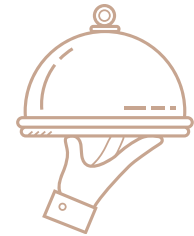
LGGS - 5 Minute Drive



The Local Shop?

Aldi - 3 Minute Drive

Booths, Scotforth - 10 Minute Drive



A Delicious Meal?

Toll House

15 minute walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Water Witch

8 minute walk



Closest Transport Links

Lancaster Train Station

20 Min Walk/5 Min Drive

M6 J34

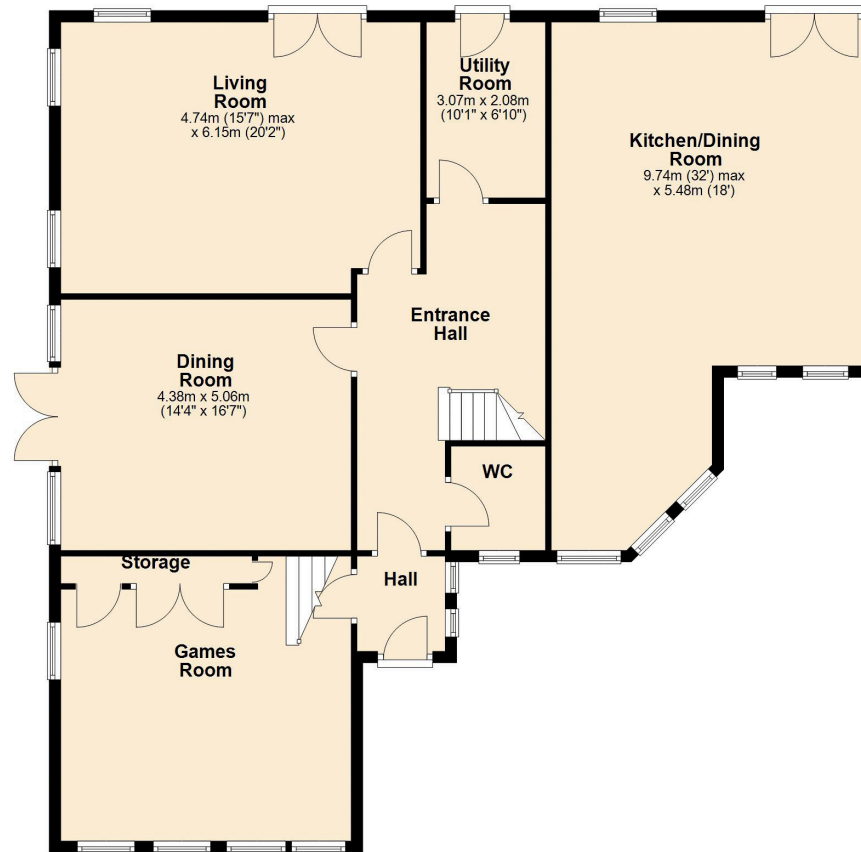
10 minute drive





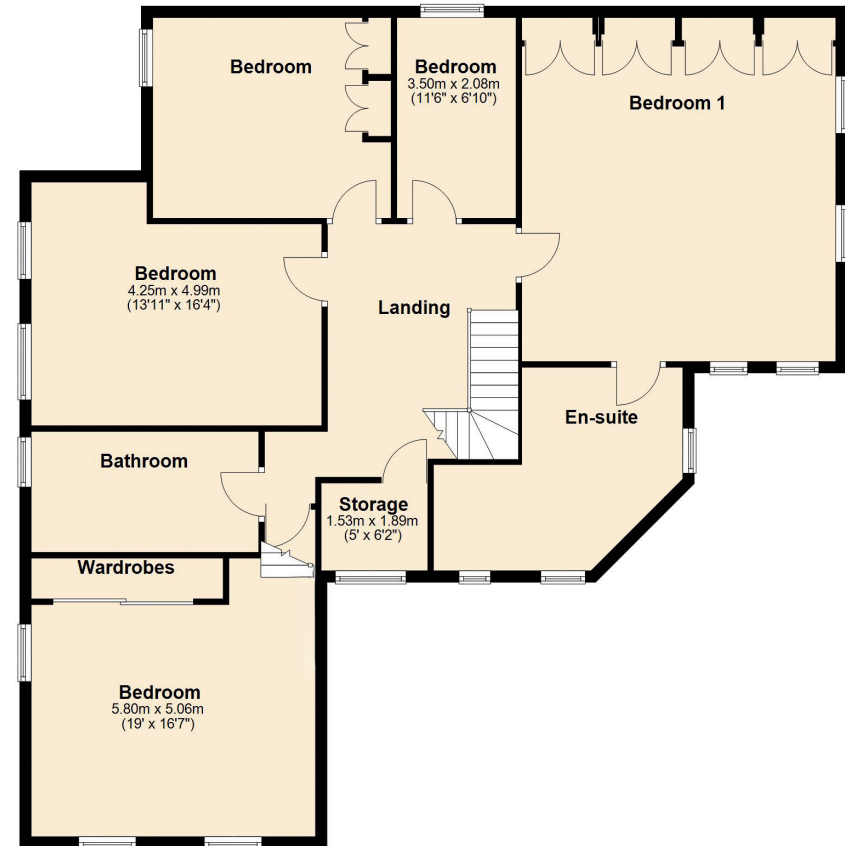
Ground Floor

Approx. 149.9 sq. metres (1614.0 sq. feet)

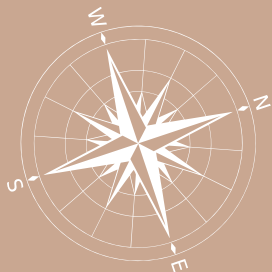


First Floor

Approx. 141.7 sq. metres (1525.2 sq. feet)



Total area: approx. 291.6 sq. metres (3139.2 sq. feet)



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.

1 Rennie Court

Haverbreaks

Haverbreaks, Lancaster, LA1 5XE



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