



11 Low Mill

Caton





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ESTATES.



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Tucked away in the peaceful and historic setting of Caton, this delightful one-bedroom garden apartment forms part of the unique and characterful Low Mill development — a Grade II listed former Lancashire cotton mill that has been sympathetically converted into a highly sought-after residential community.

Offering an ideal opportunity for first-time buyers and those seeking to downsize, the property is perfectly suited for anyone desiring low-maintenance, single-level living in a serene, semi-rural environment. This charming home is presented to a high standard throughout and

is ready for immediate occupation, with the added benefit of no onward chain.

Low Mill itself sits within approximately seven acres of beautifully maintained communal grounds, providing residents with a unique blend of historic charm and natural beauty. Surrounded by mature trees, open spaces, and gentle streams, the setting feels far removed from the hustle and bustle, yet remains superbly connected — just a few miles from both the M6 motorway and the historic city of Lancaster.

Combining contemporary living with historical character in a truly unique setting, this charming garden apartment at Low Mill represents a rare opportunity to own a piece of local heritage while enjoying modern comforts, convenience, and a wonderfully relaxed lifestyle.



1 BED



1 BATH

- Allocated parking and plenty of visitors parking.
- Features electric panel heaters, B4RN Ultra Fast Broadband and a secure bike shed for cycling enthusiasts.
- 6 acres of private and manicured gardens for residents use only, alongside private access to the river lune.
- Service charge: Approx. £1909 p/a



Take a closer look...

Property Type:

Apartment

Square Footage:

355 sqft

Council Tax Band:

A

EPC Rating:

D

Tenure:

Leasehold

Why Low Mill, Caton?



Low Mill in Caton, Lancashire, England, is a historic building situated on the banks of the River Lune. Originally constructed in the 18th century, Low Mill served as a cotton spinning mill during the Industrial Revolution, contributing to the area's industrial growth and economic prosperity. The mill played a significant role in the textile industry of Lancashire, which was a hub for cotton manufacturing during the 18th and 19th centuries. However, as the textile industry evolved and faced competition from overseas markets, many mills in Lancashire, including Low Mill, began to decline in the late 19th and early 20th centuries. Changes in manufacturing processes, as well as economic and social factors, contributed to the eventual closure of numerous mills in the region.

Situated in the tranquil village of Caton, approximately 4 miles from Lancaster City, this community-centric locale offers a serene environment with an array of local amenities. From quaint shops to cozy pubs serving delectable fare, the village boasts a vibrant spirit. Highly-rated primary schools, regular bus services to town, and easy access to the M6 motorway make it an ideal location for commuters. Nature enthusiasts will appreciate the nearby walkways and cycle routes along the old railway line, perfect for leisurely strolls or invigorating rides.



The Garden



Externally, the property benefits from its own private garden area, thoughtfully landscaped to create a relaxing outdoor space that's ideal for morning coffee, evening drinks, or simply enjoying the fresh air.

There is also an allocated parking space just a short distance from the front door, ensuring convenience and peace of mind.



Parking



Garden





The Bedroom



The double bedroom is a peaceful retreat, complete with built-in storage and views onto the front garden, offering both comfort and practicality.



Kitchen Diner & Lounge



The apartment welcomes you through a useful entrance porch — an ideal space for coats and shoes — before opening up into an inviting open-plan lounge and kitchen area.

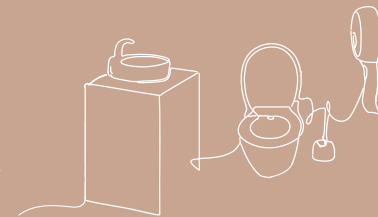
The modern kitchen is stylishly fitted with a range of contemporary units and includes a breakfast bar, offering a practical yet sociable space that blends seamlessly with the living area — perfect for relaxing or entertaining. Solid wood flooring adds warmth and character, while windows draw in natural light, enhancing the overall sense of comfort and space.





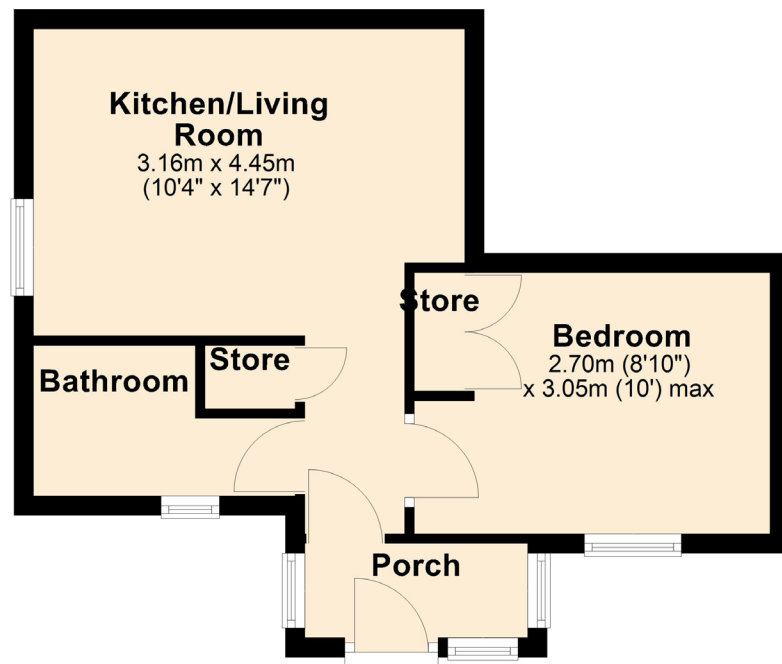


The Bathroom



A beautifully presented three-piece bathroom features sleek, modern fittings, including a shower over bath and integrated storage beneath the basin, offering both style and functionality.





Total Area: 33 sq. metres (355 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.”





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