



Sunnyfield

CATON-WITH-LITLEDALE



# SUNNYFIELD

## 52 QUERNMORE ROAD



Approaching Sunnyfield, you are greeted by a substantial gravel driveway, offering off-road parking for multiple vehicles. The attractive front elevation showcases a beautiful, sheltered stone porch, adorned with climbing wisteria and wooden beam features.









*Take a closer look...*



Property Type:

*Detached*

Square Footage:

*1530 sqft*

Council Tax Band

*D*

EPC Rating

*B*

Tenure

*Freehold*



# Why Caton?



CATON IS A VILLAGE LOCATED IN THE LUNE VALLEY IN LANCASHIRE, ENGLAND. IT IS SITUATED NEAR THE RIVER LUNE AND IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS, INCLUDING VIEWS OF THE SURROUNDING FELS AND COUNTRYSIDE. THE VILLAGE HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN SETTLEMENT DATING BACK TO ROMAN TIMES. IN TERMS OF AMENITIES, CATON OFFERS THE BRILLIANT FACILITIES, INCLUDING LOCAL SHOPS, PUBS, SCHOOLS, AND THE VICTORIA INSTITUTE. THE AREA IS POPULAR WITH WALKERS AND OUTDOOR ENTHUSIASTS DUE TO ITS PROXIMITY TO SCENIC WALKING ROUTES AND NATURAL BEAUTY SPOTS.

ADDITIONALLY, CATON IS WITHIN EASY REACH OF LANCASTER, A HISTORIC CITY WITH A UNIVERSITY, SHOPPING CENTRES, AND CULTURAL ATTRACTIONS. CATON IS ALSO LOCATED WITHIN EXTREMELY EASY REACH OF JUNCTION 34 OF THE M6 MOTORWAY AS WELL AS A WELL RUN PUBLIC TRANSPORT NETWORK. THE VILLAGE BENEFITS FROM ITS RURAL LOCATION WHILE STILL BEING CLOSE TO URBAN AMENITIES, MAKING IT AN ATTRACTIVE PLACE TO LIVE FOR THOSE SEEKING A BALANCE BETWEEN COUNTRYSIDE LIVING AND ACCESS TO URBAN FACILITIES.

*Caton Village*





PARKING



GARAGE



GARDEN



APPROACHING SUNNYFIELD, YOU ARE GREETED BY A SUBSTANTIAL GRAVEL DRIVEWAY, OFFERING OFF-ROAD PARKING FOR MULTIPLE VEHICLES. THE ATTRACTIVE FRONT ELEVATION SHOWCASES A BEAUTIFUL, SHELTERED STONE PORCH, ADORNED WITH CLIMBING WISTERIA AND WOODEN BEAM FEATURES. EXTERNALLY, THE SOUTHEAST-FACING REAR GARDEN IS A TRUE GEM, CONSISTING OF BOTH LAWNED AND GRAVELLED AREAS, AND COMPLEMENTED BY WELL-ESTABLISHED BEDS AND BORDERS.





SUNNYFIELD, 52  
QUERNMORE ROAD  
CATON





Zzz... 9000

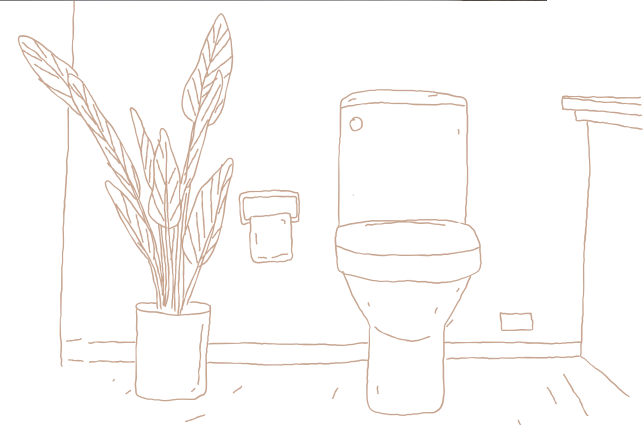












# WHERE CAN I FIND...



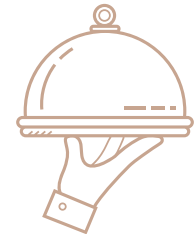
## The Closest School?

Caton Primary School is a 5 minute walk, found just 0.2 miles away.



## The Local Shop?

Caton Co-Op is just 0.5 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

The Ship Inn and it's cosy atmosphere await you, just 0.4 miles away.



## Somewhere Nice to Walk the Dog?

The Picturesque Crook O Lune is situated only 0.7 miles from your home.



## A Refreshing Pint?

The Station Hotel is just 0.5 miles round the corner, you could be back home in under 10 minutes!



## Your Local Property Experts?

Our office is a 4 minute walk away - pop in to say hello, anytime!

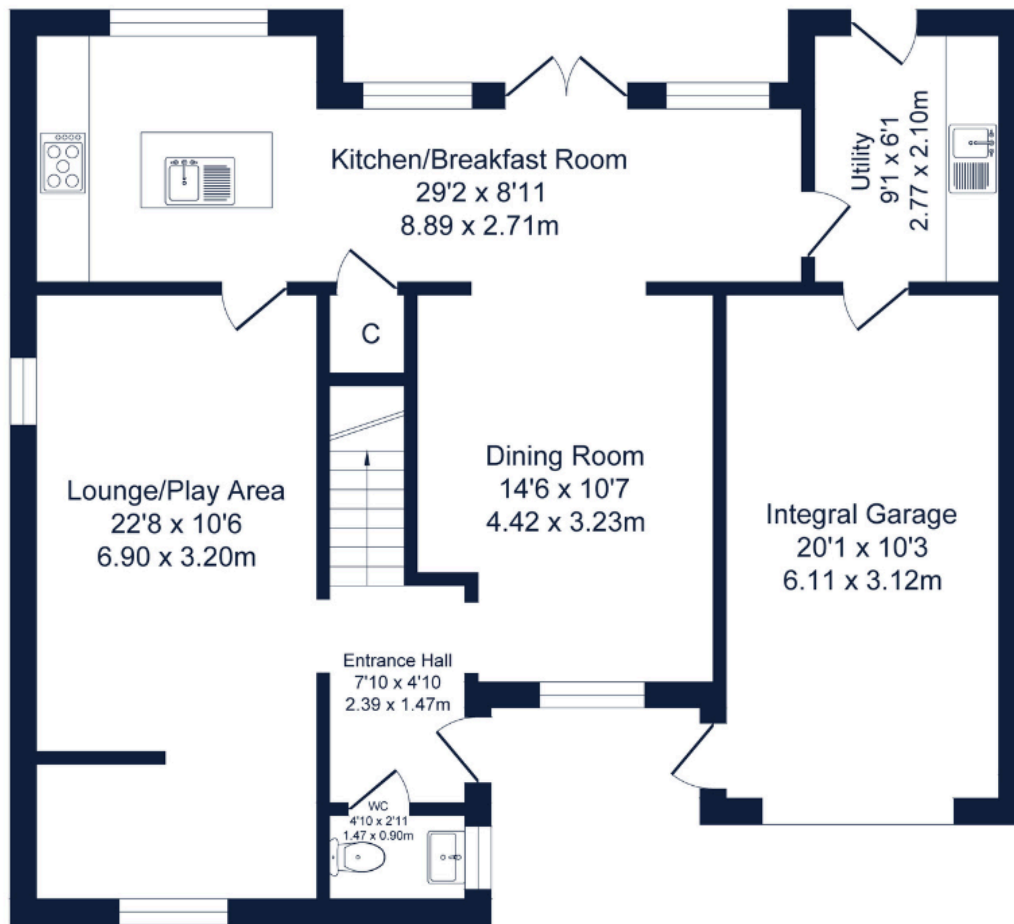




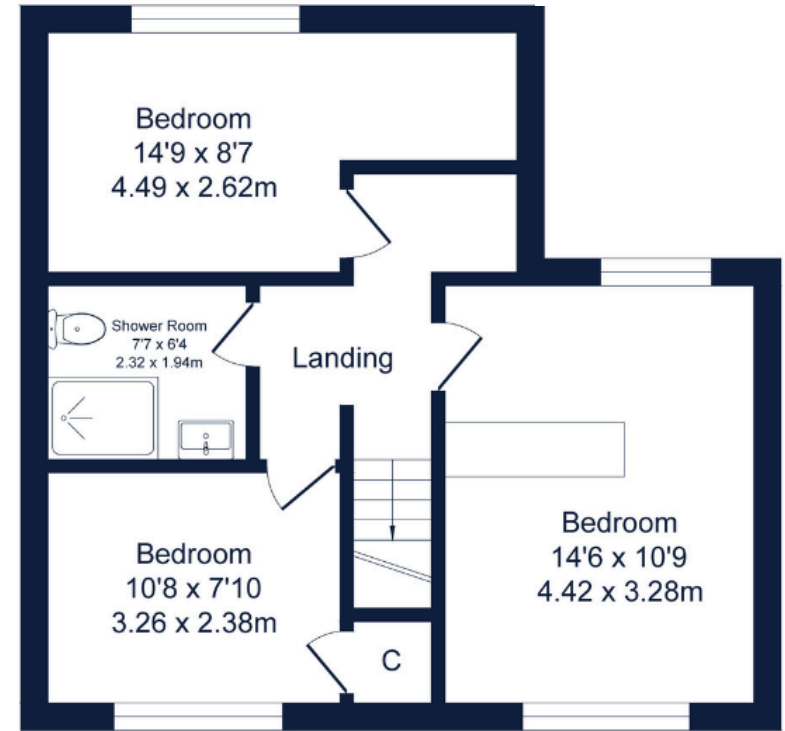




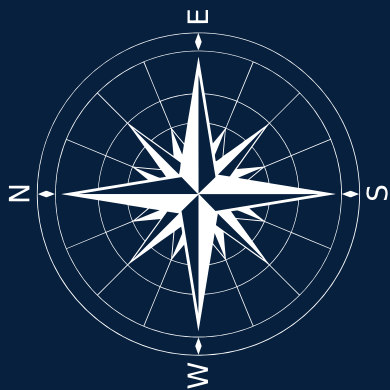




Ground Floor



First Floor



Total Floor Area: 1530 sq.ft (142.1 sq.m) approx.

Ground Floor: 997 sq.ft (92.6 sq.m) approx.

First Floor: 533 sq.ft (49.5 sq.m) approx.

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.







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