



Brookhouse Road

CATON



14 BROOKHOUSE ROAD



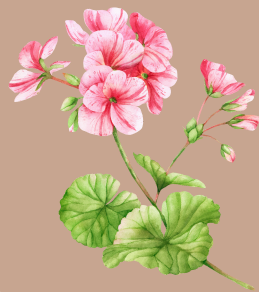
Approaching 14 Brookhouse Road, you are greeted by a large stone-paved driveway, offering ample off-street parking. The front garden impresses, with its mature planting and the attractive front elevation, setting a charming tone for this beautiful property.



 **lunevalley**
ESTATES.



Take a closer look...



Property Type:

Semi-Detached

Square Footage:

1306 sqft

Council Tax Band:

C

EPC Rating:

D

Tenure

Freehold

Why Caton?



CATON IS A VILLAGE LOCATED IN THE LUNE VALLEY IN LANCASHIRE, ENGLAND. IT'S SITUATED NEAR THE RIVER LUNE AND IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS, INCLUDING VIEWS OF THE SURROUNDING FELLS 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



GARDEN



EXTERNALLY, THE REAR GARDEN IS A SOUTH-WEST FACING OASIS. RECENTLY LAID INDIAN STONE PAVING, A WONDERFUL SUMMERHOUSE IDEAL FOR BOTH STORAGE AND ENTERTAINING, AND MATURE PLANTING WITHIN FEATURE RAISED BEDS CREATE A TRULY MAGICAL OUTDOOR SPACE. SITUATED IN THE PICTURESQUE VILLAGE OF CATON, 14 BROOKHOUSE ROAD BENEFITS FROM A TRANQUIL SETTING WITH EASY ACCESS TO LOCAL AMENITIES AND ATTRACTIONS. THE NEARBY FOREST OF BOWLAND, AN AREA OF OUTSTANDING NATURAL BEAUTY, OFFERS STUNNING LANDSCAPES AND NUMEROUS OUTDOOR ACTIVITIES SUCH AS HIKING AND CYCLING. THE VILLAGE ITSELF BOASTS A RANGE OF LOCAL SHOPS, TRADITIONAL PUBS, AND CHARMING CAFES.

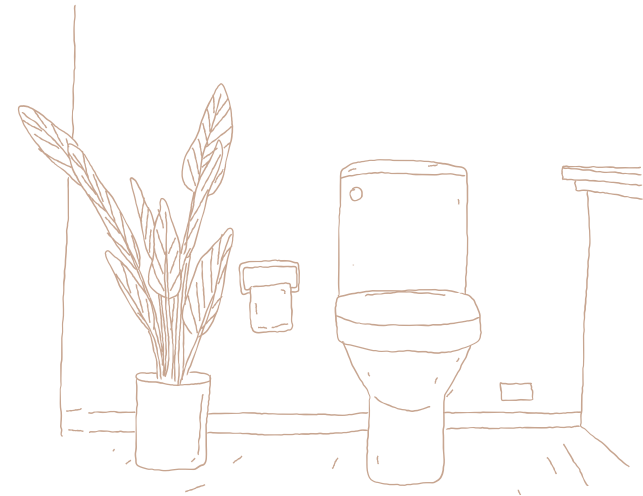




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WHERE CAN I FIND...



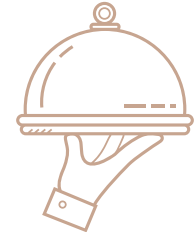
The Closest School?

Caton Primary School is a 15 minute walk, found just 0.4 miles away.



The Local Shop?

Caton Co-Op is just 361 ft from your doorstep. Great for those essentials!



A Delicious Meal?

The Station Hotel and it's cosy atmosphere await you, just 351 ft away.



Somewhere Nice to Walk the Dog?

Access to the Crook O Lune & cycle track is found only 499 ft away.



A Refreshing Pint?

The Ship Inn is just around the corner, you could be back home in under 10 minutes!

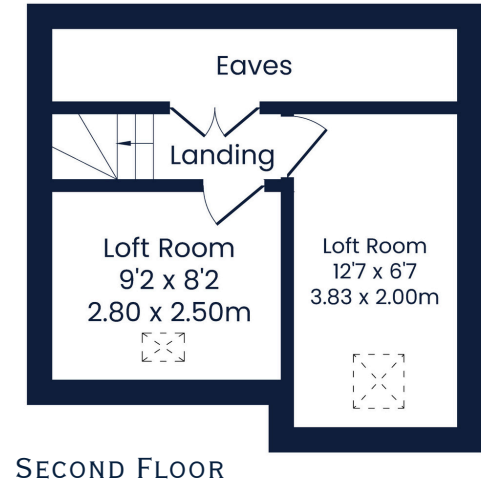
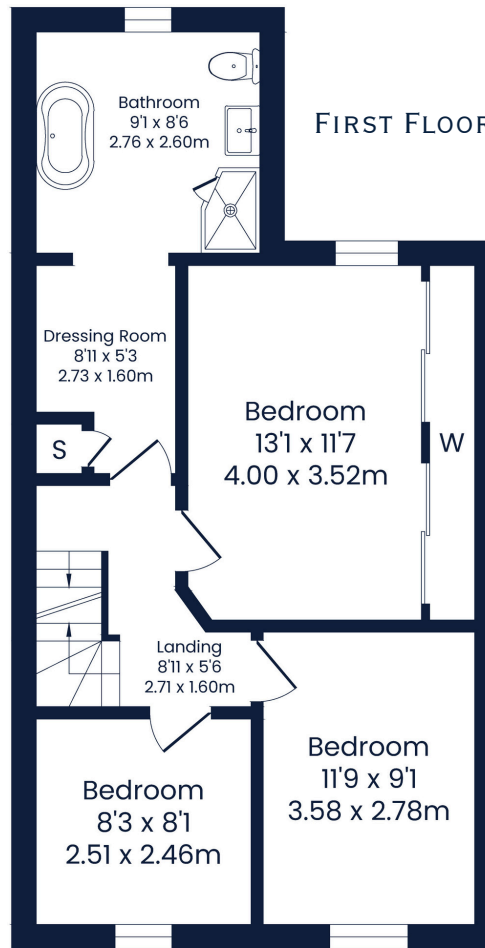
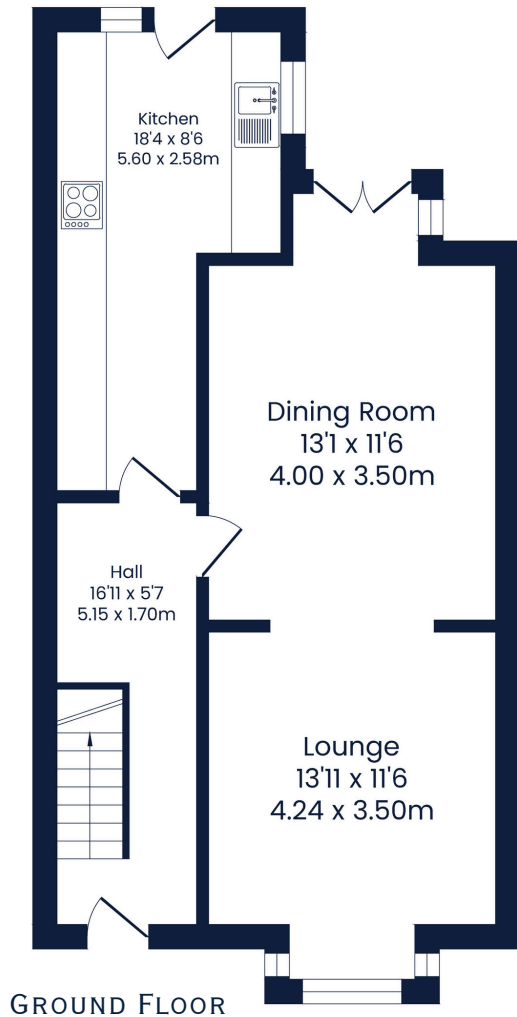


Your Local Property Experts?

Our office is a 5 minute walk away - pop in to say hello, anytime!







Total Floor Area: 1306 sq ft (121.3 sq.m) approx.

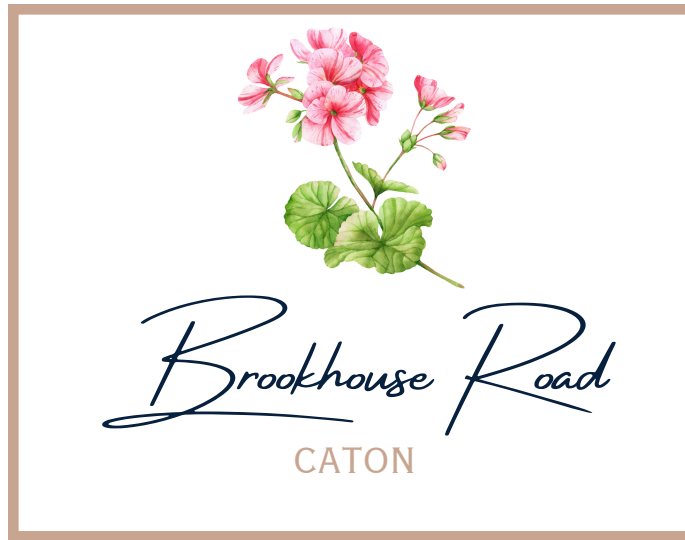
Ground Floor: 574 sq.ft (53.3 sq.m) approx.

First Floor: 547 sq.ft (50.8 sq.m) approx.

Second Floor: 185 sq.ft (17.2 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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