



The Hideaway

CATON



THE HIDEAWAY



Hideaway Cottage at Millacre Court is a beautifully presented home and once inside you will see why. The hallway has been decorated in soft neutral colours and has the stairs leading down to the lower level where the bedrooms and bathroom will be found. French glazed doors open into a fantastic sized lounge area which has a great feature to one wall being exposed stone work and the floors have been laid with a wood effect laminate. This space is open to the modern kitchen diner fitted with a Siematic kitchen with built in appliances and there is ample space for a table to dine. The lower ground floor offers two double bedrooms and a modern three piece bathroom suite. Externally there is a two tier garden with mature trees and shrubs and a flagged patio with space to sit and relax. Off street parking to the side is available and there is also a single garage.





Take a closer look...



Property Type:

End of Terraced

Square Footage:

991 sqft

Council Tax Band

C

EPC Rating

D

Tenure

Leasehold

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 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





THE HIDEAWAY



PARKING



GARAGE



GARDEN



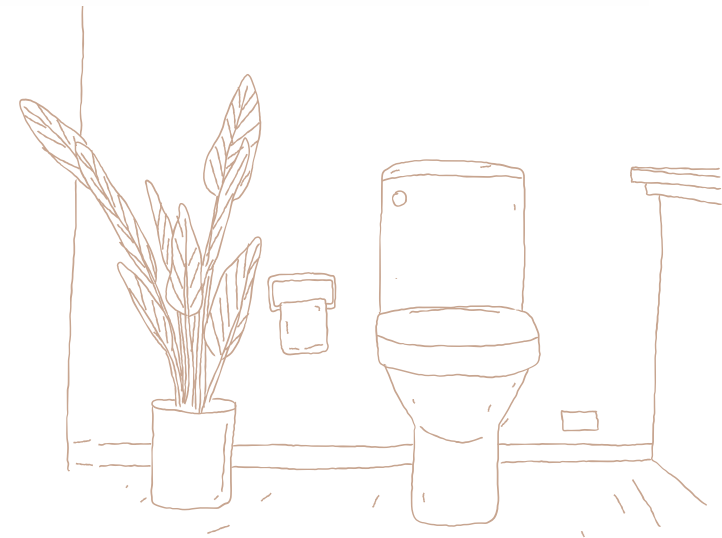
The property has a private driveway starting from the front of the building and going up the side to the main entrance. Once round to the rear you will find a tiered courtyard garden with a patio area to the lower level which is an ideal place for a table and chairs to sit out and relax. The upper level has a flagged pathway leading into a wide variety of mature shrubs and trees which then looks over the lower level. The garden also has stone walled boundaries. There is also a garage in the shared forecourt area (2nd along from the right) and extra parking is also available in the area.



Zzz... 9000







WHERE CAN I FIND...



The Closest School?

Caton Primary School is a 15 minute walk, found just 0.7 miles away.



The Local Shop?

Caton Co-Op is just 0.4 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Station Hotel and it's cosy atmosphere await you, just 0.4 miles away.



Somewhere Nice to Walk the Dog?

The Crook O Lune, an iconic portion of The Lune Valley, is situated only right on your front door!



A Refreshing Pint?

The Ship Inn is just 0.3 miles round the corner, you could be back home in under 10 minutes!

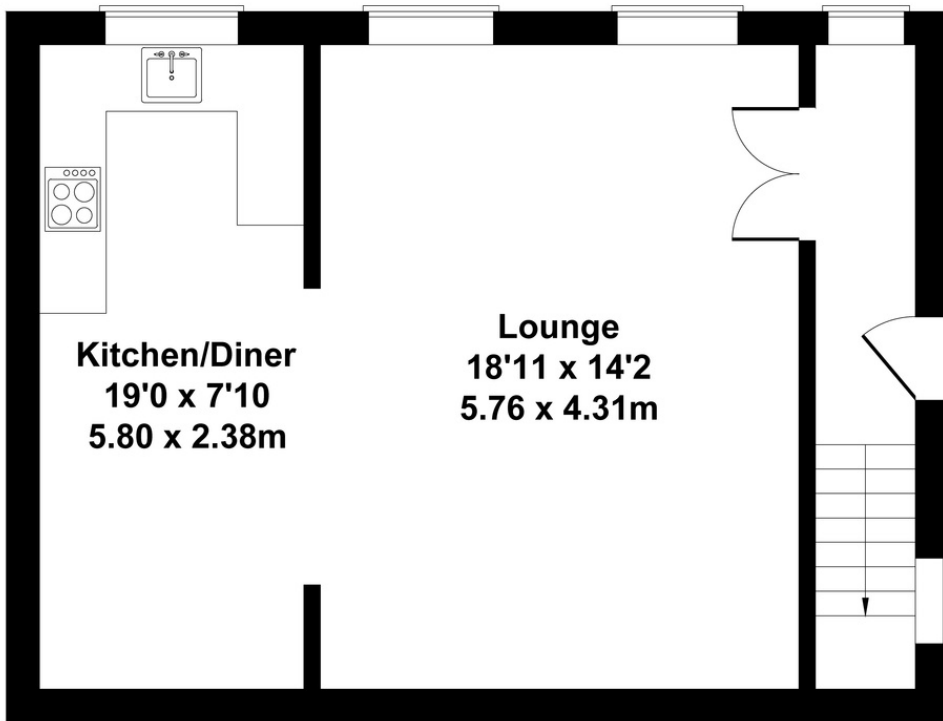


Your Local Property Experts?

Our office is a 10 minute walk away - pop in to say hello, anytime!



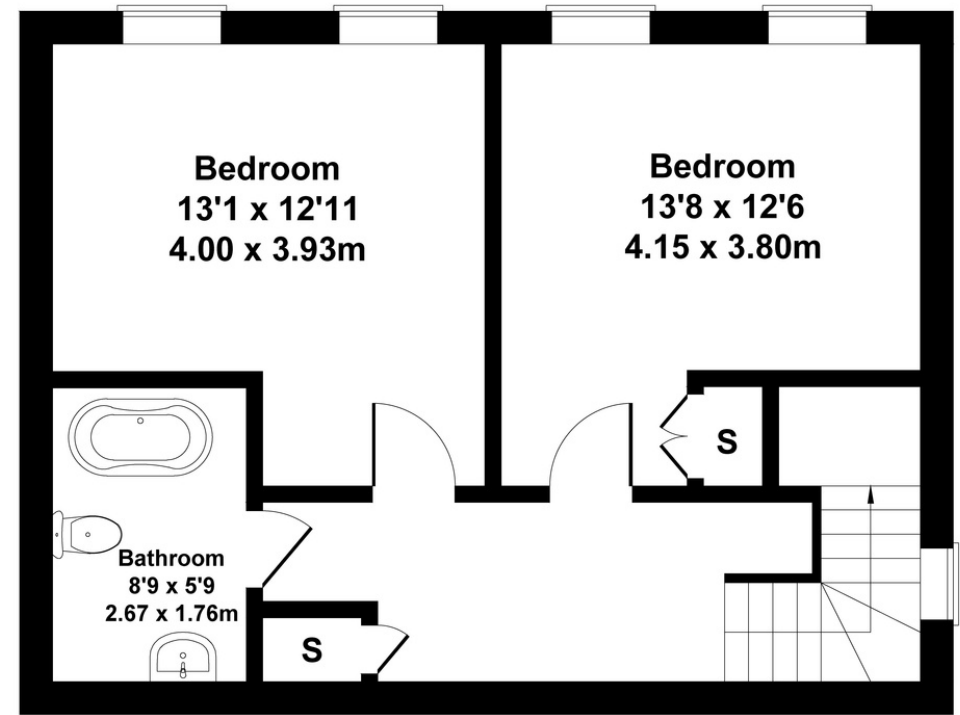




Kitchen/Diner
 19'0 x 7'10
 5.80 x 2.38m

Lounge
 18'11 x 14'2
 5.76 x 4.31m

Ground Floor

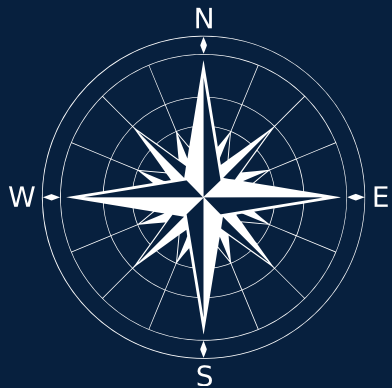


Bedroom
 13'1 x 12'11
 4.00 x 3.93m

Bedroom
 13'8 x 12'6
 4.15 x 3.80m

Bathroom
 8'9 x 5'9
 2.67 x 1.76m

Lower Ground Floor



Total Floor Area: 991 sq ft (92 sq.m) approx.

Ground Floor Area: 480.3 sq ft (44.62 sq.m) approx.

Ground Floor Area: 510 sq ft (47.38 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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