



# Aldcliffe Heights

Lancaster





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There are some homes that simply feel different the moment you step inside — where the light falls just right, the air feels calm, and the view reaches out and takes your breath away.

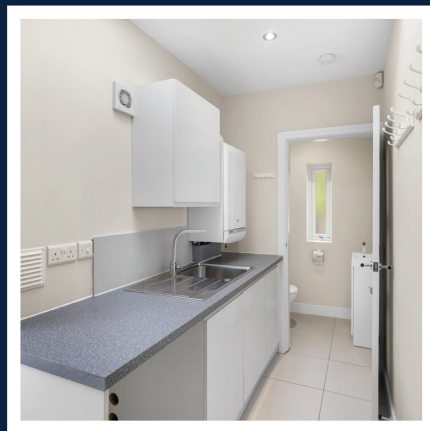
This is one of those homes. Set at the very top of a quiet, tree-lined private lane in Aldcliffe, just a gentle stroll from Lancaster's historic centre and the peaceful canal towpath, this is a place that offers



the best of both worlds: a life surrounded by nature, yet within easy reach of everything a family needs.

From the moment you walk through the gate, the sense of space is unmistakable. The house opens up in a way that's both expansive and warm, filled with natural light and thoughtfully designed to bring people together while still offering room to retreat.

This is more than a house. It's a home with soul. A place where children grow up with fresh air and open skies, where dinners spill into the garden and winter nights are warmed by good company. It's a place that embraces you — and it's one you won't want to leave.



4 BEDS



3 BATHS

**The home has been upgraded with high-quality modern features to enhance everyday living, including:**

- Zoned underfloor heating throughout the ground floor.
- Remote-controlled Velux skylights.
- A Sonos-integrated surround sound system for immersive audio.
- A dedicated Zappi electric vehicle charging point.



*Take a closer look...*

Property Type:

*Detached*

Square Footage:

*1773 sqft*

Council Tax Band:

*F*

EPC Rating:

*D*

Tenure:

*Freehold*

## *Why Lancaster?*



For families dreaming of space, light, and beauty — and the rare blend of countryside peace with city convenience — Aldcliffe Heights is the kind of home that changes how you live.

There's a sense throughout of modern comfort blended with timeless design: underfloor heating warms your feet, sleek finishes offer clean elegance, and thoughtful touches — like remote-controlled Velux windows, an integrated sound system, and even an EV charger — make everyday living feel easy and intuitive.

And yet, despite the tranquillity, Lancaster city centre is only a short, scenic walk away along the canal. The Grammar Schools, excellent primary schools, independent shops, artisan cafés and the train station are all within effortless reach. Families will appreciate the balance Aldcliffe Heights offers: the freedom to roam, the joy of space, the stillness of nature, and the buzz of city life close enough to touch.





# The Garden



Outside, the garden wraps around the house like a green embrace — private, peaceful, and full of potential. Children can explore safely, playing on the lawn or gathering in secret corners, while grownups enjoy long lunches on the raised terrace or quiet evenings as the sky shifts through pinks and golds.

There's a wonderful sense of ease here — of space to live fully, laugh loudly, and rest deeply.



Parking



Garden







## The Bedrooms



Four generous double bedrooms mean everyone has space to call their own, while the principal suite, with its skylights and sliding glass doors, feels like a peaceful retreat — a place to fall asleep under the stars and wake with the early sun pouring in.





# Kitchen & Dining Room



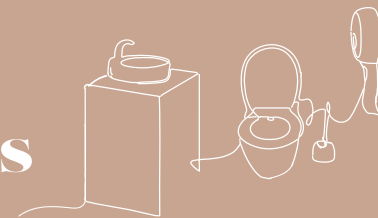
The heart of the home flows around a beautifully finished kitchen and airy living space. Whether you're preparing dinner in the modern kitchen or enjoying a drink in the spacious dining area, the landscape outside draws your gaze.



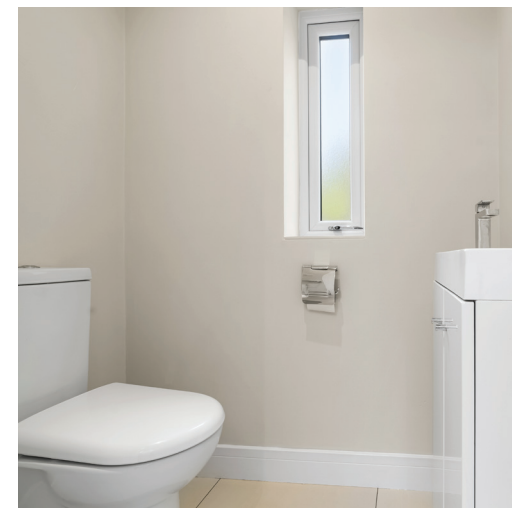




## The Bathrooms

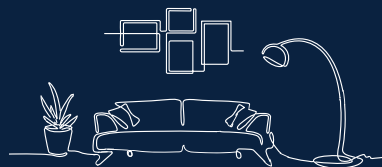


Alongside a handy WC and utility area, the home also features a stylish shower room and a superbly finished four-piece family bathroom.





# The Garden Room



Curl up on the sofa in the peaceful garden room, ideal for moments of quiet reflection or slow Sunday mornings with a coffee in hand.

But what truly sets this home apart is the view. It's not just something you see, it's something you feel. From the large windows and elevated position, you look out across the shimmering expanse of the Lune estuary, where the light dances on the water and the horizon stretches far into the Lake District hills.

It's a view that transforms with the seasons — misty mornings, golden sunsets, crisp winter skies — and it becomes a constant, grounding presence in daily life.





**Total Area: 164.7 sq. metres (1773.2 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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