



1 St Pauls

Brookhouse





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ESTATES.



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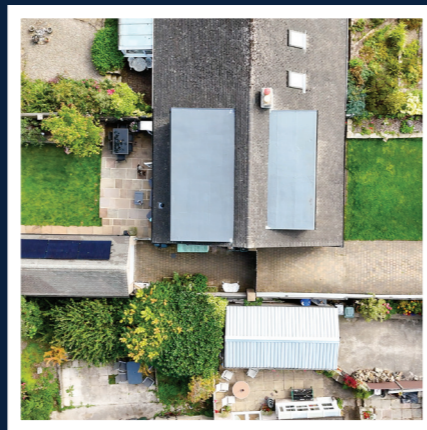


A beautifully designed four-bedroom semi-detached home combining modern living, energy efficiency, and thoughtful design – all set within the charming village of Brookhouse.

This is a property that truly offers something for everyone. Whether you're a growing family looking for space to thrive, or downsizers wanting a home that's easy to manage without compromising on style or

comfort, 1 St Paul's Drive is a home that adapts to your needs.

For families, the home's layout, garden, and community setting make it an ideal place to put down roots. For downsizers, the combination of ground-floor living, easy-maintenance design, and the welcoming village atmosphere make this a move without compromise.



4 BEDS



3 BATHS

- A superbly updated four bedroom home in the heart of Brookhouse. Furnishings available by separate negotiation (including the hot tub).
- Benefits from solar panels with a PV battery system, helping to reduce running costs (and power the hot tub!) while supporting a sustainable lifestyle.
- Off-street parking & detached double garage with utility space.



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

1,146.3 sqft.

Council Tax Band:

C

EPC Rating:

D

Tenure:

Freehold

Why Brookhouse?



1 St Paul's Drive enjoys a prime position within Brookhouse, one of North Lancashire's most sought-after villages. Known for its welcoming community spirit, excellent school, and stunning countryside on the doorstep, Brookhouse offers the perfect balance of rural charm and convenience.

The village is well-served by local shops, cosy pubs, and regular bus links, while nearby Lancaster provides a vibrant city centre, excellent healthcare, and easy access to the M6 for commuters. The Lake District, Yorkshire Dales, and Morecambe Bay are all within easy reach, making weekends full of adventure a real possibility.



The Garden



Step outside and you'll discover a truly special garden – private, beautifully landscaped, and designed to be enjoyed all year round. Whether it's summer BBQs, children playing on the lawn, or evenings under the stars in the hot tub, this is an outdoor space that brings families and friends together.

The large garage not only provides secure parking and reinforced doors for added peace of mind, but also houses a handy utility area and extensive storage. With a driveway for two vehicles and further parking in front of the garage, there's ample space for visitors too.



Garage



Parking



Garden





The Bedrooms



The ground floor double bedroom offers a shower room — perfect for visiting guests, older children seeking independence, or anyone looking for a home that's future-proof for later years.

Upstairs, three further bedrooms await, including a principal suite with private en-suite bathroom. Each bedroom offers generous proportions and a calm, welcoming feel, making them ideal for children, guests, or as peaceful home offices.



Kitchen Diner



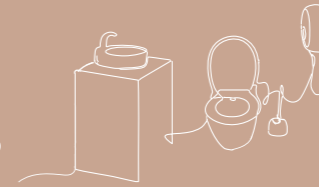
At the heart of the home lies the spectacular open-plan kitchen and dining space, designed by a chef, for chefs. Every detail has been thought through to make cooking and entertaining a pleasure, with premium fittings, generous work surfaces, and a sociable layout that flows beautifully.

There's even a stylish bar area, making this the perfect space for family gatherings, dinner parties, or simply relaxed evenings at home.

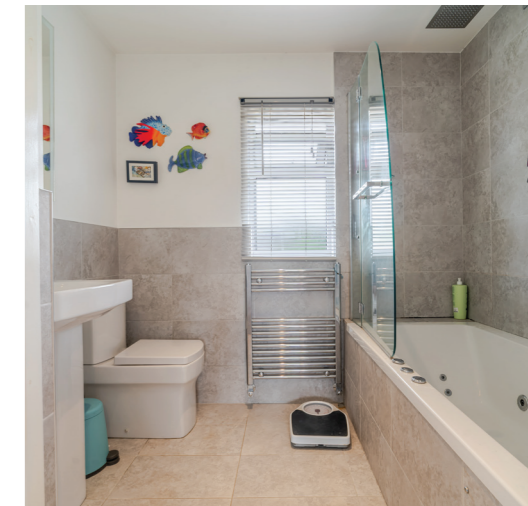




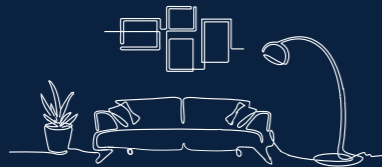
The Bathrooms



The principal bedroom has a private en-suite bathroom. The recent refurbished family shower room is stylish and well-coordinated, and there is an additional WC/ utility space in the garage, too.



The Lounge



The bay-fronted lounge provides a cosy yet spacious retreat – ideal for family movie nights, quiet evenings curled up with a book, or a place for the children to play while still being close at hand.





Total Area: 106.5 sqm (1,146.3 sqft)



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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ROB MENZIES
Director



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