



The New Bungalow | Caton green





6/7  5 
 4  8+ 

 **lunevalley**
ESTATES.



EPC - C



Band E



Freehold





Introducing an exquisite oasis nestled in the picturesque Caton Green, where luxury and natural beauty converge. Behold this magnificent six/seven-bedroom split-level bungalow that boasts an idyllic setting and breathtaking panoramic views, spanning across the majestic Lune Valley.

Prepare to be enchanted by the seamless harmony of indoor and outdoor living spaces, sprawling gardens, two spacious garages/studios, and an elegant two-bedroom fully contained annex, offering unparalleled comfort and sophistication. As you approach this remarkable property through the private electric gates, a sense of tranquility washes over you, gently blending with the lush greenery that surrounds the residence. The immaculately landscaped gardens embrace the residence, creating a private sanctuary that is both inviting and awe-inspiring. Bask in the beauty of nature as you stroll

through the manicured lawns and saunter over the "jetty", adorned with vibrant flora, and find solace in the gentle sound of the water.



Step through the entrance of the main residence, and be greeted by an ambiance of refined elegance. The split-level design of the residence perfectly captures the essence of modern luxury, with tastefully appointed living spaces that seamlessly flow from one level to another. The spacious and light-filled living room, adorned with dual aspect patio doors, framing the captivating views of the Lune Valley, painting a masterpiece with nature as its centrepiece. The gourmet handleless kitchen is a culinary haven, boasting top-of-the-line Bosch appliances, sleek countertops, and an abundance of storage space. From hosting intimate gatherings to preparing gourmet feasts, this kitchen offers both functionality and style.



For those seeking additional accommodations or a space for guests, the fully contained two-bedroom annex is a haven of comfort and independence. Complete with its own kitchen, living area, and private entrance, this annex offers versatility and a multitude of possibilities. The extensive garage provides ample space for car enthusiasts and collectors alike, with room to accommodate a variety of vehicles and recreational equipment. Whether it's an impressive car collection or simply the need for ample storage, this garage space ensures convenience and practicality, this is only one of two garages available. The detached Garage is a space to store even more vehicles or could be the perfect studio with underfloor heating, fully powered and plumbed - the space even comes with its own shower room! The space has recently undergone drawings to possibly convert either into an "upside down house" or a beautiful single dwelling by utilising the parking available above

Beyond the residence itself, the outdoor spaces beckon you to immerse yourself in the wonders of nature. Entertain guests on the expansive wrap around terraces, overlooking the stunning Lune Valley. Lush lawns and manicured gardens offer a serene backdrop for outdoor activities, prospective purchasers maybe interested to know that the footprint for an infinity hot tub has also been installed along with a concrete base for a changing room/summer house. This exceptional property in Caton Green offers a truly unique opportunity to embrace luxury living at its finest. With its awe-inspiring views, expansive gardens, two garages, and a two-bedroom annex, it is a testament to both sophistication and practicality. Indulge in a lifestyle of opulence and natural splendor, where each day unveils a new chapter of unparalleled beauty and tranquility.

Viewings are strictly through Lune Valley Estates, please contact the office seven days a week for further information and appointment requests.

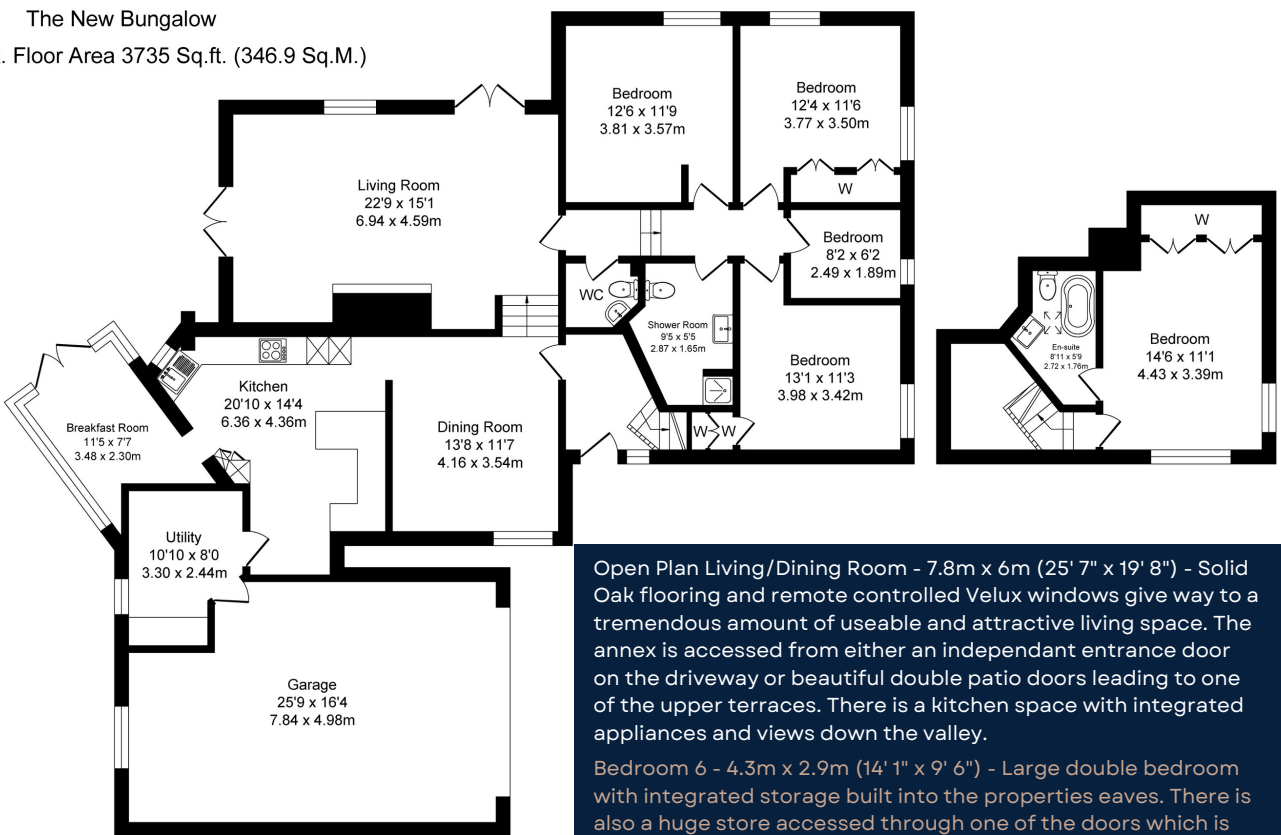
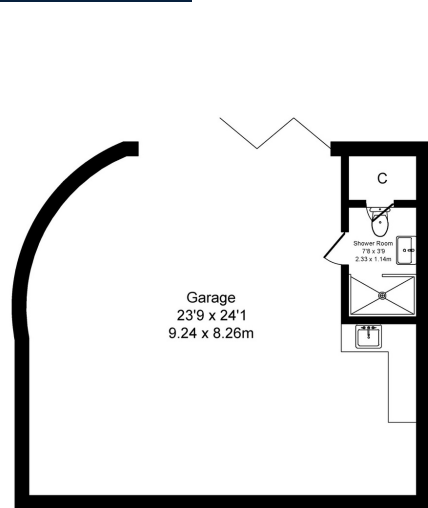
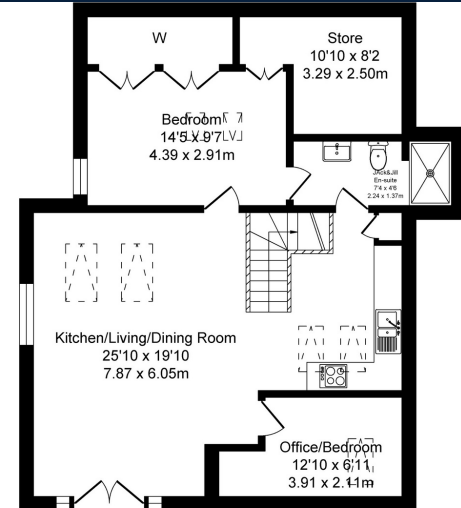
What 3 Words - Soaks.lake.unleashed





Living Room - 6.9m x 4.5m (22' 8" x 14' 9") - A bright and spacious living room with dual aspect patio doors. The space is split between two levels incorporating a dining room, access to the Kitchen and lower bedrooms. Couple the feature stove with the slate lined walls and you really have a beautiful and cosy family room!

Dining Room- 4.1m x 3.5m (13' 5" x 11' 6") - Split from the living room and separated by a glass and timber balustrade lined steps. A space for formal occasions or just a traditional family roast on a Sunday. .



The New Bungalow
Total Approx. Floor Area 3735 Sq.ft. (346.9 Sq.M.)

Open Plan Living/Dining Room - 7.8m x 6m (25' 7" x 19' 8") - Solid Oak flooring and remote controlled Velux windows give way to a tremendous amount of useable and attractive living space. The annex is accessed from either an independent entrance door on the driveway or beautiful double patio doors leading to one of the upper terraces. There is a kitchen space with integrated appliances and views down the valley.

Bedroom 6 - 4.3m x 2.9m (14' 1" x 9' 6") - Large double bedroom with integrated storage built into the properties eaves. There is also a huge store accessed through one of the doors which is the perfect space for suitcases and the obligatory Christmas decorations. The storage space spans 3m x 2m.

Bedroom 7/Office - 3.9m x 2.1m (12' 10" x 6' 11") - Bedroom 7 is currently being used as a home office but would make a great nursery/guest room.

Shower Room (Jack and Jill) - 2.2m x 1.3m (7' 3" x 4' 3") - Accessed via either the bedroom or living space, this three piece shower room is a really handy space and further lends the annex to being a totally self sufficient space independent from the main residence.

Utility Room - 3.3m x 2.2m (10' 10" x 7' 3") - The utility room is situated between the Kitchen & Garage 1. Brilliant for muddy boots after exploring the valley as well as laundry.

Garage 1 - 7.8m x 5m (25' 7" x 16' 5") - The first of the garages is integral to the main residence. There is space for three cars and houses the properties boiler.

Garage 2 - 9.2m x 8.2m (30' 2" x 26' 11") - Detached from the property lies this absolutely incredible space with space for multiple vehicles. The floor is easy to maintain and is also heated via an underfloor system meaning your pride and joy's are never sat out in the cold! There is also a shower room meaning it could also be used as a Gymnasium - you will be pushed to find a better view from a cross trainer!

Kitchen- 6.3m x 4.3m (20' 8" x 14' 1") - A gargantuan and expertly equipped kitchen/diner for culinary magic to occur! All of the appliances are all extremely high quality with dual ovens, steamer with microwave convection oven, large fridge freezer and dual wine chillers! There is also a Quooker tap and acres of counter space for food preparation and casual dining.

Conservatory/Breakfast Room - 3.4m x 2.3m (11' 2" x 7' 7") - Located to the side terrace, flooded with natural light this really is a brilliant location for relaxing, entertaining or enjoying your morning muesli!

Master Suite- 4.4m x 3.3m (14' 5" x 10' 10") - A well proportioned Master Suite with integrated storage and beautiful views down the Valley. Master En-Suite - 2.7m x 1.7m (8' 10" x 5' 7") - Beautifully fitted and finished three piece Bathroom suite with Bath Tub, Sink and WC. There is also a cast iron radiator along with a wall mounted mirror which doubles as a HD Television, perfect for long soaks and box set binges!

WC - Accessed from the bedroom corridor you find a handy and well equipped WC with wash basin with a modern tiled finish.

Family Shower Room - 2.8m x 1.7m (9' 2" x 5' 7") - Three piece ultra modern shower room with WC and basin. The Mira shower system allows the prospective owner to remotely control the shower unit - no more waiting for the shower to heat up, simply switch on from the comfort of your bed and wander through the steam!

Bedroom 2 - 3.8m x 3.5m (12' 6" x 11' 6") - Double bedroom overlooking the rear gardens and down to the valley moors below. There is a traditional timber clad ceiling and plenty of floorspace for storage.

Bedroom 3 - 3.7m x 3.5m (12' 2" x 11' 6") - Another spacious double bedroom with dual aspect windows flooding the room with light and a large mirror fronted wardrobe.

Bedroom 4 - 2.4m x 1.8m (7' 10" x 5' 11") - Single bedroom overlooking the side elevation. This room would make a great child's bedroom, nursery or perhaps an office with one incredible view!

Bedroom 5 - 3.9m x 3.4m (12' 10" x 11' 2") - Double bedroom to the rear of the ground floor with integrated wardrobes and cupboards.

The Essentials



The Black Bull
0.8 miles



Co-Op
1.2 miles



The Fenwick
1.4 miles



Caton
Pharmacy
1.2 miles





lunevalley

ESTATES.



Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com