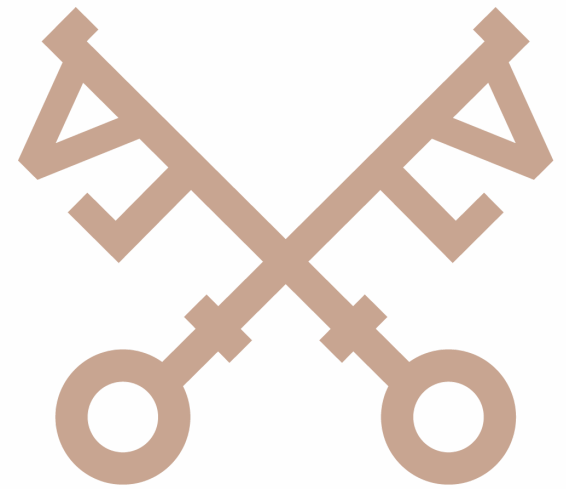




4 Meadowside
Claughton

 **lunevalley**
ESTATES.

MEADOWSIDE, CLAUGHTON



Set in the desirable village of Claughton with far-reaching countryside views to the rear, 4 Meadowside is a beautifully presented and deceptively spacious home that is perfectly suited to first-time buyers and growing families alike. Set back from the main road with bus stops conveniently located outside, the property offers the perfect balance of peaceful semi-rural living and excellent connectivity.

From the moment you step inside, the home feels warm, welcoming and ready to move into. The ground floor offers a flexible and well-proportioned layout, centred around a bright and comfortable lounge with a feature fireplace and large patio doors that frame the stunning open views beyond the garden. This is a space designed for relaxing and entertaining, with natural light pouring in and a real sense of connection to the outdoors. The dining room provides an ideal setting for family meals and gatherings, positioned conveniently between the lounge and kitchen, while the modern kitchen itself is both practical and stylish, with a range of solid wood units, ample worktop space and room for everyday dining at the breakfast bar. A cosy snug area sits just off the kitchen, offering a versatile additional living space – perfect as a playroom, reading room or second sitting area. The ground floor is further enhanced by a useful utility room, an office ideal for home working, and access through to a garden room that enjoys views over the rear garden and countryside beyond.



Property Type:

Semi

Detached

Square Footage:

1252 sqft

Council Tax Band:

B

EPC Rating:

TBC

Tenure

Freehold

Take a closer look...





Why Claughton?

CLAUGHTON IS THE KIND OF PLACE PEOPLE MOVE TO WHEN THEY WANT MORE OUT OF THEIR EVERYDAY ENVIRONMENT — MORE SPACE, MORE CALM, MORE CONNECTION TO NATURE, AND MORE BREATHING ROOM FROM THE PACE OF URBAN LIFE. TUCKED WITHIN THE STUNNING LUNE VALLEY, THE VILLAGE OFFERS SWEEPING COUNTRYSIDE VIEWS, PEACEFUL LANES AND IMMEDIATE ACCESS TO WALKING ROUTES, WOODLAND PATHS AND OPEN LANDSCAPES. IT'S A SETTING THAT ENCOURAGES A HEALTHIER, MORE GROUNDED LIFESTYLE, WHETHER THAT MEANS MORNING RUNS, WEEKEND HIKEs OR SIMPLY ENJOYING THE QUIET. DESPITE ITS RURAL CHARM, CLAUGHTON AVOIDS FEELING REMOTE. LANCASTER IS ONLY A SHORT DRIVE AWAY, PROVIDING ALL THE AMENITIES, SCHOOLING OPTIONS AND TRANSPORT LINKS YOU'D EVER NEED. THIS BALANCE MAKES THE AREA IDEAL FOR FAMILIES, COMMUTERS AND ANYONE WHO VALUES TRANQUILLITY WITHOUT SACRIFICING CONVENIENCE. THE COMMUNITY ITSELF IS WELCOMING, SAFE AND NEIGHBOURLY — THE KIND OF PLACE WHERE PEOPLE LOOK OUT FOR EACH OTHER AND LIFE FEELS MORE PERSONAL.

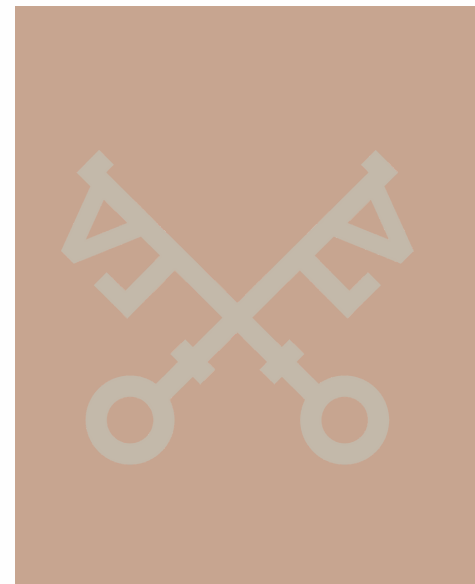
4 Meadowside, Claughton





EXTERNALLY, THE HOME TRULY COMES INTO ITS OWN. THE REAR GARDEN IS A STANDOUT FEATURE — GENEROUS, WELL MAINTAINED AND BACKING ONTO OPEN COUNTRYSIDE. THE PANORAMIC VIEWS ACROSS ROLLING FIELDS CREATE A WONDERFUL SENSE OF SPACE AND PRIVACY, MAKING IT THE PERFECT PLACE TO RELAX, ENTERTAIN, OR FOR CHILDREN TO PLAY. WHETHER ENJOYING A MORNING COFFEE ON THE DECKING OR WATCHING THE SEASONS CHANGE, THE OUTLOOK IS A CONSTANT HIGHLIGHT OF THIS HOME.











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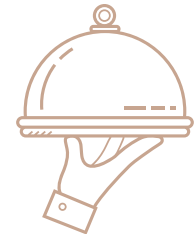
WHERE CAN I FIND...



The Closest Schools?
Caton St Paul CofE Primary
School - 6 Minute Drive



The Local Shop?
Co-op - 5 Minute Drive



A Delicious Meal?
The Station Hotel - 5
Minute Drive



Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



A Refreshing Pint?
The Fenwick - 2 Minute Walk



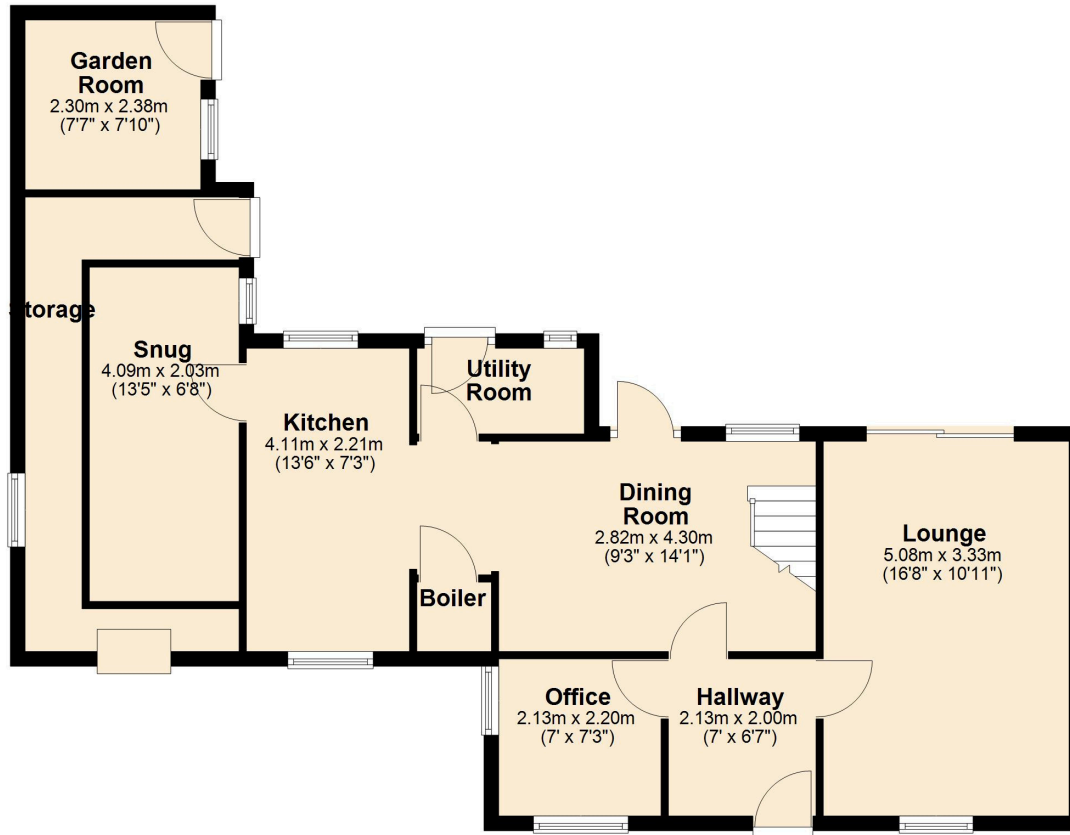
Closest Transport Links
Bus - Fenwick Arms Stop - 2
Minute Walk
Rail - Lancaster Station - 22
Minute Drive





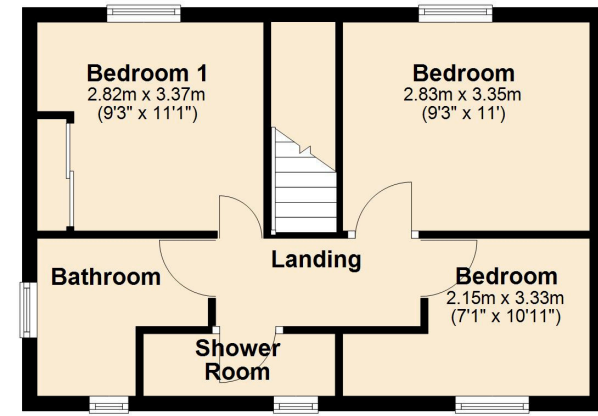
Ground Floor

Approx. 77.7 sq. metres (836.9 sq. feet)

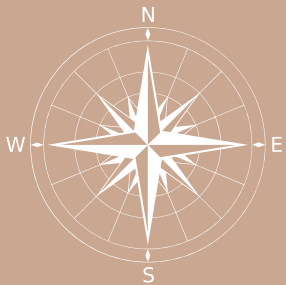


First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



Total area: approx. 116.4 sq. metres (1252.6 sq. feet)



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.

4 Meadowside
Cloughton

4 Meadowside, Cloughton, LA2 9LB



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