



*Cranewood*

ASHTON WITH STODDAY  
LANCASTER



# CRANEWOOD



Cranewood is an exceptional contemporary residence, nestled on a private road in the idyllic village of Ashton with Stodday, just outside of Lancaster City Centre. Offering stunning panoramic views of the surrounding landscape, this property perfectly fuses modern luxury with countryside tranquility. Meticulously designed and upgraded by the current owner, this home features high-end fittings throughout, including an eco-friendly Air Source Heat Pump and an Electric Vehicle Charging Point.



 lunevalley  
ESTATES.





*Take a closer look...*



Property Type:

*Detached*

Square Footage:

*2956 sqft*

Council Tax Band:

*F*

EPC Rating:

*C*

Tenure:

*Freehold*



# Why Lancaster?



LANCASTER IS A HISTORIC CITY WITH A VIBRANT BAR CULTURE. THE ACCESSIBILITY TO THE M6 MAKES THE PERFECT PLACE TO SETTLE IN A SEMI RURAL COMMUNITY WITH A PLETHORA OF LOCAL AMENITIES AND ATTRACTIONS ON YOUR DOORSTEP.

THERE ARE MANY EXCELLENT SCHOOLS ON THE DOORSTEP AND THE LOCATION OF THE LOCAL HOSPITAL AND UNIVERSITY ATTRACTS MANY ACADEMICS TO THE AREA.

ASHTON WITH STODDAY IS JUST A STONES THROW FROM LANCASTER PROVIDING EXCELLENT TRANSPORT LINKS AS WELL AS LOCAL AMENITIES WITH CLOSE PROXIMITY TO TOWN.

LANCASTER'S HISTORIC CASTLE OFFERS GUIDED TOURS THROUGH PRESERVED COURTROOMS AND PRISON CELLS, PROVIDING INSIGHTS INTO THE LEGAL AND PENAL HISTORY OF THE 18TH AND 19TH CENTURIES.

FOR A TRANQUIL EXPERIENCE, CONSIDER DRIVING OR CYCLING THROUGH THE SCENIC, ISOLATED LANDSCAPES OF THE TROUGH OF BOWLAND. WILDLIFE, PICTURESQUE STOPS LIKE DUNSOP BRIDGE, AND PEACEFUL PICNICS AWAIT YOU HERE. IF YOU FANCIED AN EVENING STROLL INTO TOWN, THE DUKES THEATRE/CINEMA AND CAFE BAR IS A WELCOMING CHOICE.

EXPLORE THE SERENE LANCASTER CANAL ON LUXURY NARROWBOAT CRUISES. ENJOY LUSH WILDLIFE, SCENIC ROUTES, AND NEARBY EATERIES WHILE MEANDERING THROUGH TOWN CENTRES AND COUNTRYSIDE.

Lancaster City











GARAGE



PARKING



GARDEN



The property benefits from a double garage with an electric door and a large tarmac driveway leading to ample parking areas. The outdoor space is truly a highlight, thoughtfully designed for entertaining and relaxation. Two large patio areas provide plenty of room for seating, while the outdoor TV, bar, and glazed pavilion offer the perfect setup for social gatherings or quiet evenings watching the sunset.



# The Bedrooms



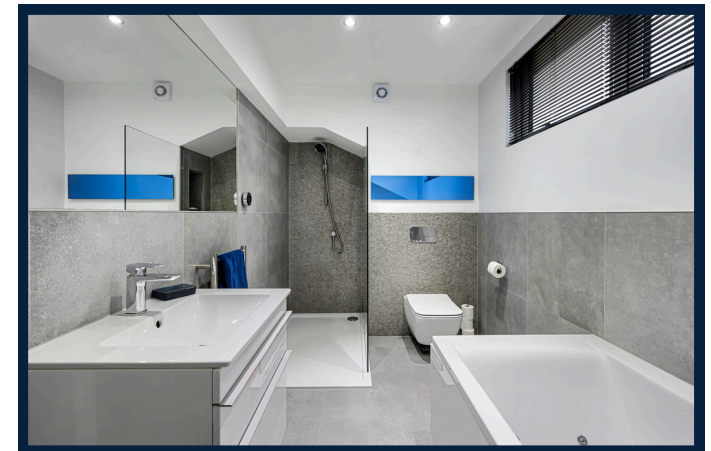




# *The Principal Suite*



Zzzz... 9000







*Three En-suites, Two WCs, One Shower Room*

















# WHERE CAN I FIND...



## The Closest School?

Ripley St Thomas Academy is found along a bus route, just 2.3 miles away. LRGS and LGGS are also located within 5 minutes' drive



## Somewhere Nice to Walk the Dog?

The Estuary at Glasson Dock with its stunning riverside front walk is just 2.7 miles from your home.



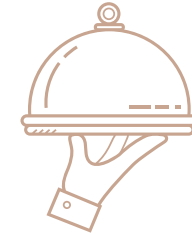
## The Local Shop?

Booths is just 2.0 miles from your doorstep. Great for those essentials!



## A Refreshing Pint?

The Mill at Conder Green is found just 1.8 miles away - you could be back home in under 4 minutes!



## A Delicious Meal?

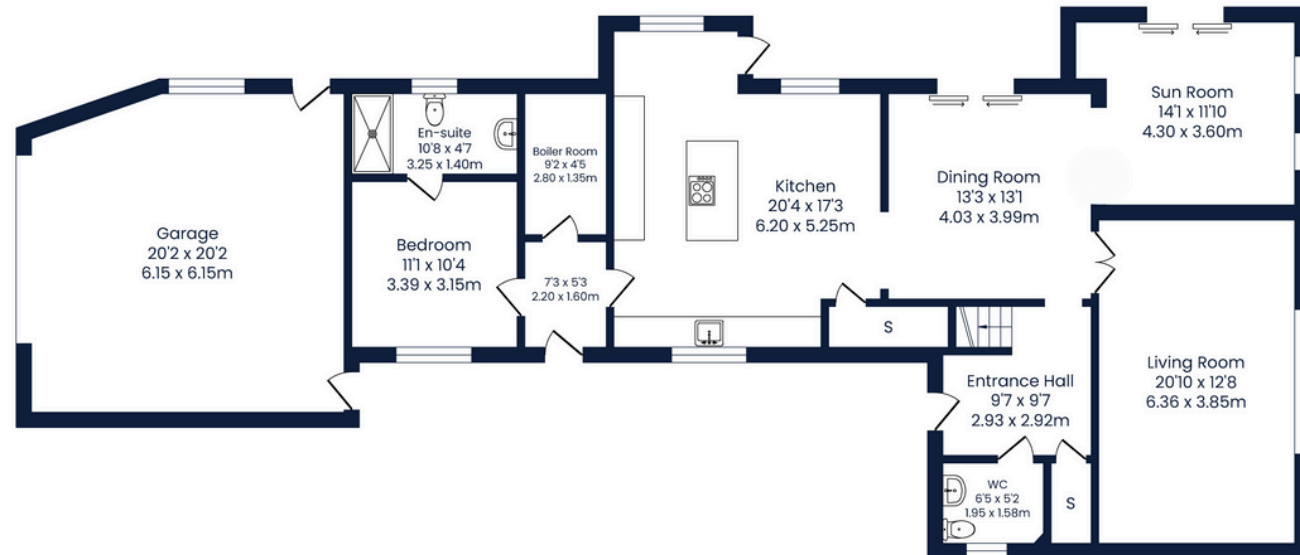
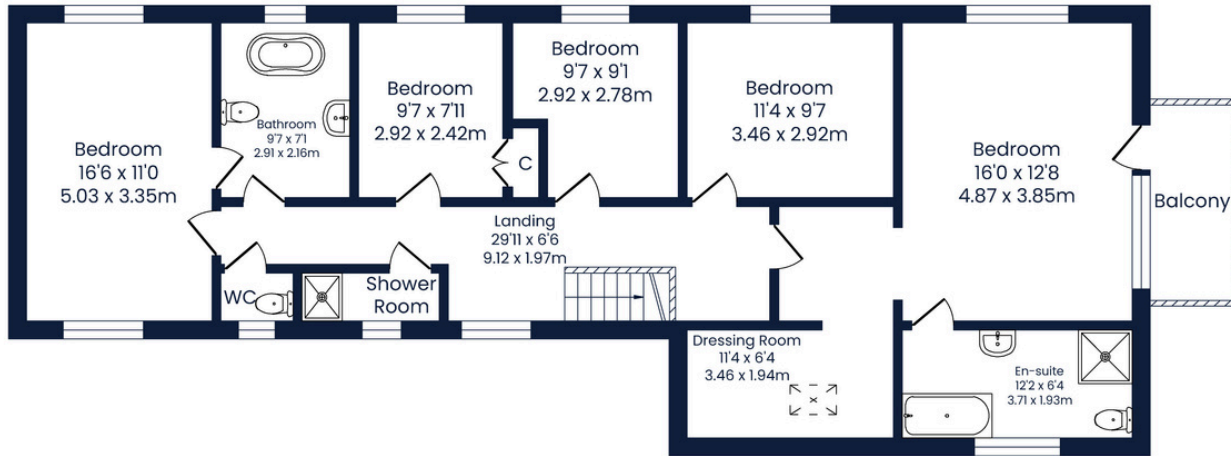
The Lemon Tree @ Thurnham Hall and it's fabulous menu awaits you, only 2.8 miles away.



## Your Local Property Experts?

Our office is a 16 minute drive away - pop in to say hello, anytime!





Ground Floor Area: 1803 sq.ft (167.5 sq.m) approx.  
 First Floor Area: 1152 sq.ft (107.1 sq.m) approx.

**Total Floor Area: 2956 sq.ft (274.6 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.







Cranewood, Tarnwater Lane, Ashton with Stodday, Lancaster, LA2 0AH

 [///mole.innovate.pull](https://mole.innovate.pull)



015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)