

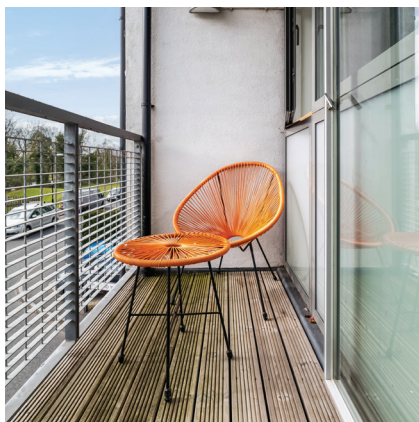


30 Mill Lane

Halton







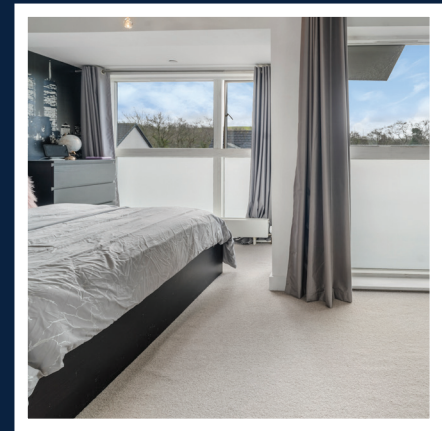
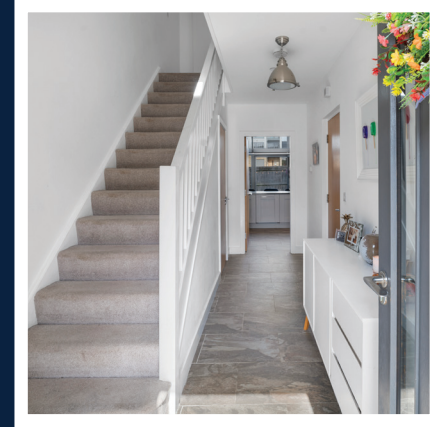
30 Mill Lane



Nestled along the tranquil banks of the River Lune, this stunning four-bedroom home offers the perfect combination of comfort, space, and natural beauty. Thoughtfully designed across three spacious floors, it's an ideal space for families to grow, relax, and make lasting memories.

With luxurious features, modern conveniences, and a location that's second to none, 30 Mill Lane is a place where both everyday life and special moments are effortlessly enjoyed.

30 Mill Lane offers everything you could want in a family home — ample space, luxurious finishes, and a fantastic location. Come and experience how this beautiful property can be the perfect place for your family to grow, thrive, and create memories for years to come.





4 BEDS



3 BATHS

- Part of the highly desirable Halton Mills development.
- A convenient downstairs WC adds to the home's practicality, making this property ideal for family life.
- Great utility area, complete with a stainless steel sink and plumbing for laundry appliances.



Take a closer look...



Property Type:

Townhouse

Square Footage:

1431.4 sqft

Council Tax Band:

D

EPC Rating:

C

Tenure:

Freehold

Why Halton?



Situated in the highly desirable Halton Mills development, this home is surrounded by all the amenities you need for modern family life. St. Wilfred's Primary School is within walking distance, and the village shop, community centre, and the local pub are all just a stone's throw away. For family outings, the Greyhound Pub, Halton Social Club, and the Red Door Café offer welcoming spots to spend time together. Outdoor enthusiasts will love the nearby cycle track and the scenic Crook O' Lune walk, offering endless opportunities for fresh air and adventure.

The property is well-connected, with easy access to the M6 motorway and just a short drive from the historic town of Lancaster, with its shops, restaurants, and entertainment options. Public transport links also provide access to local high schools and universities, making this an ideal home for families at every stage.



The Garden



Outside, the low-maintenance garden is a true family-friendly space. With AstroTurf and a lovely paved patio, it's the perfect setting for outdoor dining, playing, or simply enjoying the sunshine. The secure wooden fencing and raised borders ensure privacy, making this garden a peaceful retreat where you can truly relax.

The integral garage is another fantastic feature of the home, providing secure parking and extra storage space.



Garage



Parking



Garden



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The Bedrooms



The two bedrooms on the first floor offer plenty of space for children, guests, or even a home office.

Upstairs, the master bedroom is a true retreat, with large windows framing breathtaking views of the Lancashire countryside and the river. The private balcony offers a tranquil place to relax with a morning coffee or evening drink. On this floor there is also another good sized bedroom overlooking the rear elevation of the property and Garden.



Kitchen Diner



As you step inside, you'll immediately be drawn to the open-plan kitchen and dining area, the heart of the home. Featuring high-end Neff appliances and gleaming Quartz worktops, this bright and airy space is perfect for cooking and entertaining.

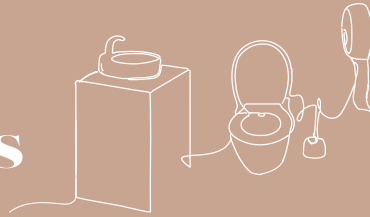
Large sliding doors open to the rear garden, making it easy to extend your living space outdoors — ideal for family gatherings or simply enjoying the fresh air beneath the feature orangery roof.







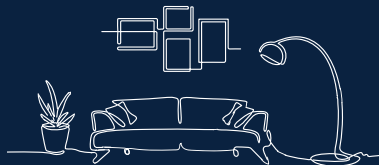
The Bathrooms



Alongside a convenient downstairs WC and a family bathroom on the first floor, the master bedroom on the top floor also boasts an ensuite bathroom, equipped with a modern shower, providing the perfect escape at the end of a busy day.



The Lounge



On the first floor, the spacious living room offers a stunning setting for family relaxation. Here, you can take in the beautiful views of the River Lune from the comfort of your home.

A striking media wall with integrated mood lighting provides a cozy, sophisticated atmosphere, perfect for movie nights or quiet evenings in. Double doors lead out onto a private balcony, offering a peaceful space to unwind while overlooking the serene surroundings — it's a perfect spot to start and end your day.

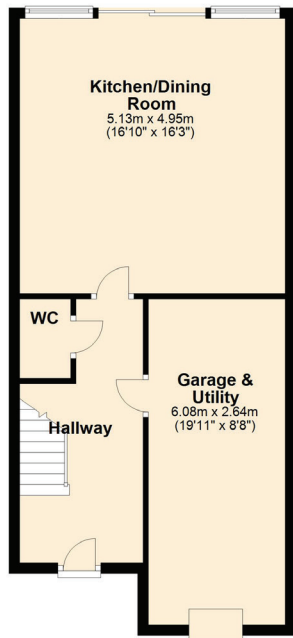




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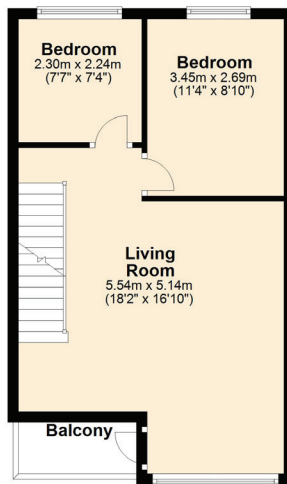
Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



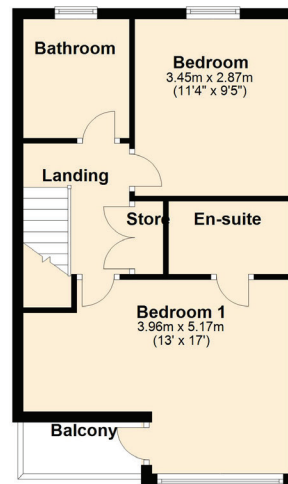
First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Second Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total Area: 133 sq. metres (1431.4 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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ROB MENZIES
Director



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