



# 39 Low Mill

Caton







## 39 Low Mill



Situated in the distinctive and highly sought-after Grade II listed Low Mill development in Caton, this spacious one-bedroom third-floor apartment offers well-proportioned living spaces and charming garden views as well as views of Halton Park and up towards Aughton.

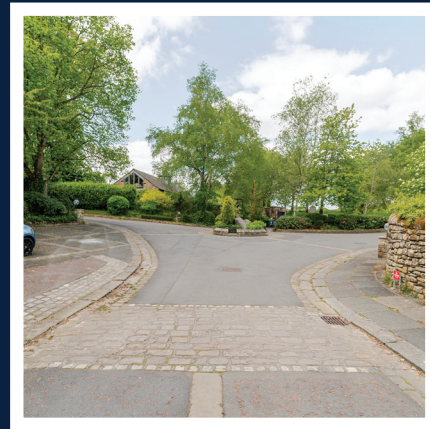
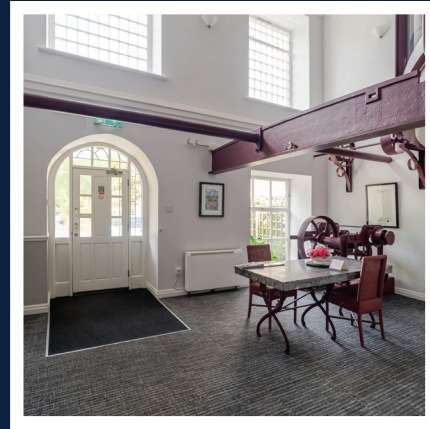
Low Mill, an award-winning development of apartments, is a former Lancashire cotton mill that has been beautifully transformed into a vibrant residential



community set within 6 acres of serene and tranquil surroundings.

Located just a few miles from the M6 and Lancaster, this popular building appeals to those seeking a semi-rural lifestyle while remaining close to a wide range of amenities.

The historic city of Lancaster is known for its excellent schools, prestigious universities, and a variety of city center shops, bars, and restaurants. Caton village itself provides essential amenities including a co-op grocery store, doctors, pharmacy, and two popular pubs.



1 BED



1 BATH

- A spacious one bedroom, third floor apartment.
- Offers beautiful dual aspect Lune Valley views — wake up to Ingleborough every morning (cloud permitting!)
- Situated in a Grade 2 listed former Lancashire cotton mill that has been beautifully transformed into a vibrant residential community.





Take a closer look...

Property Type:

*Apartment*

Square Footage:

*564 sqft*

Council Tax Band:

*B*

EPC Rating:

*B*

Tenure:

*Leasehold*

## Why Low Mill, Caton?



Low Mill in Caton, Lancashire, England, is a historic building situated on the banks of the River Lune. Originally constructed in the 18th century, Low Mill served as a cotton spinning mill during the Industrial Revolution, contributing to the area's industrial growth and economic prosperity. The mill played a significant role in the textile industry of Lancashire, which was a hub for cotton manufacturing during the 18th and 19th centuries. However, as the textile industry evolved and faced competition from overseas markets, many mills in Lancashire, including Low Mill, began to decline in the late 19th and early 20th centuries. Changes in manufacturing processes, as well as economic and social factors, contributed to the eventual closure of numerous mills in the region.

Situated in the tranquil village of Caton, approximately 4 miles from Lancaster City, this community-centric locale offers a serene environment with an array of local amenities. From quaint shops to cozy pubs serving delectable fare, the village boasts a vibrant spirit. Highly-rated primary schools, regular bus services to town, and easy access to the M6 motorway make it an ideal location for commuters. Nature enthusiasts will appreciate the nearby walkways and cycle routes along the old railway line, perfect for leisurely strolls or invigorating rides.





## Communal Gardens & Grounds



The property features a designated parking space with ample visitors' parking available on site, as well as access to the extensive communal gardens, providing residents with a unique blend of historic charm and natural beauty.

Surrounded by mature trees, open spaces, and gentle streams, the setting feels far removed from the hustle and bustle, yet still remains superbly connected — just a few miles from the M6 motorway and nearby Lancaster.



*Parking*



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## The Bedroom



Step through the apartment's welcoming entrance hall into a spacious double bedroom with an abundance of built-in wardrobes and storage. Offering lovely views of the fields beyond, it is the perfect place to rest and rejuvenate after a long day.





# Kitchen Diner & Lounge



The apartment offers a cozy living room with dual aspect windows featuring brilliant views of Ingleborough and Halton Park. The space flows into a fitted kitchen, while the clever archway offers a nice divide between your cooking and dining areas.



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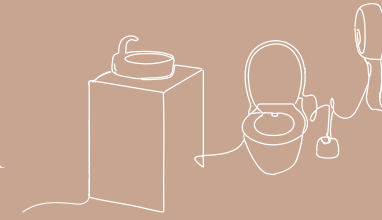








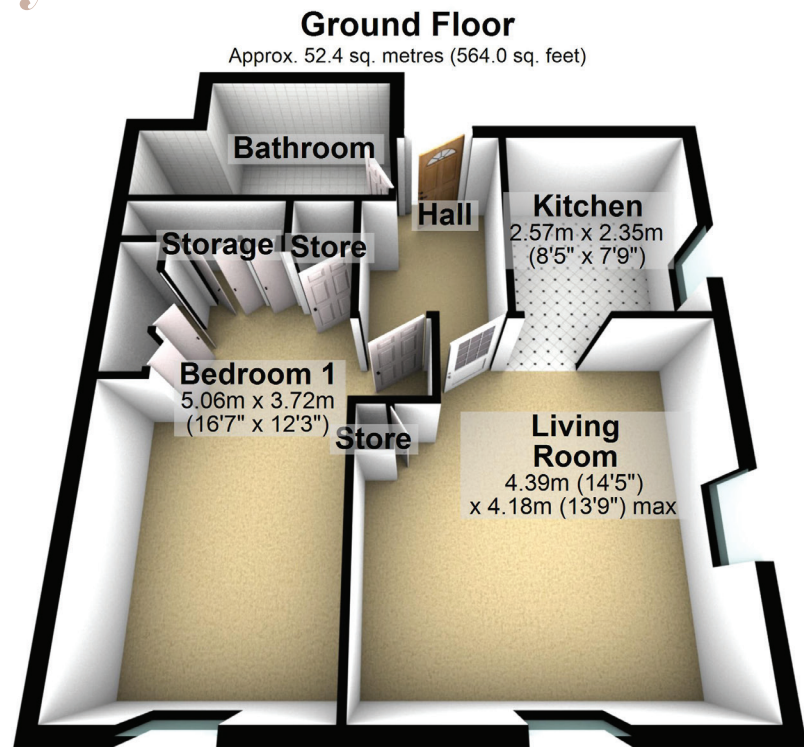
## The Bathroom



A generous three-piece bathroom, including a shower over bath and integrated storage beneath the basin, offering both style and functionality.







**Total Area: 52.4 sq. metres (564 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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