



30 Low Mill

CATON



# LOW MILL



Step into history with this exquisite 2-bedroom apartment nestled within the secluded beauty of Low Mill in Caton. Boasting electric heating, modern amenities, and stylish décor, this first-floor residence offers a perfect blend of heritage and contemporary living.

Its Grade II listed status and award-winning design reflect a dedication to maintaining its original character, evident in both the communal spaces and individual apartments. Location and Amenities: Situated in the charming village of Caton, Low Mill offers proximity to shops, amenities, and recreational facilities, including sports clubs and pubs. Junction 34 of the M6 is just a 5-minute drive away, ensuring convenience without sacrificing tranquility. Serene Living Amidst Nature: Immerse yourself in the tranquil beauty of Low Mill's meticulously manicured gardens, spanning six acres along the banks of the River Lune. This historic complex offers a truly extraordinary living experience, blending modern comfort with the timeless elegance of its 18th-century origins.





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Take a closer look...



Property Type:

*Apartment*

Square Footage:

*709<sup>sqft</sup>*

Council Tax Band

*C*

EPC Rating

*C*

Tenure

*Leasehold*



# Why Caton?



CATON IS A VILLAGE LOCATED IN THE LUNE VALLEY IN LANCASHIRE, ENGLAND. IT'S SITUATED NEAR THE RIVER LUNE AND IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS, INCLUDING VIEWS OF THE SURROUNDING FELS AND COUNTRYSIDE. THE VILLAGE HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN SETTLEMENT DATING BACK TO ROMAN TIMES.

IN TERMS OF AMENITIES, CATON OFFERS THE BRILLIANT FACILITIES, INCLUDING LOCAL SHOPS, PUBS, SCHOOLS, AND THE VICTORIA INSTITUTE. THE AREA IS POPULAR WITH WALKERS AND OUTDOOR ENTHUSIASTS DUE TO ITS PROXIMITY TO SCENIC WALKING ROUTES AND NATURAL BEAUTY SPOTS. ADDITIONALLY, CATON IS WITHIN EASY REACH OF LANCASTER, A HISTORIC CITY WITH A UNIVERSITY, SHOPPING CENTRES, AND CULTURAL ATTRACTIONS. CATON IS ALSO LOCATED WITHIN EXTREMELY EASY REACH OF JUNCTION 34 OF THE M6 MOTORWAY AS WELL AS A WELL RUN PUBLIC TRANSPORT NETWORK.

THE VILLAGE BENEFITS FROM ITS RURAL LOCATION WHILE STILL BEING CLOSE TO URBAN AMENITIES, MAKING IT AN ATTRACTIVE PLACE TO LIVE FOR THOSE SEEKING A BALANCE BETWEEN COUNTRYSIDE LIVING AND ACCESS TO URBAN FACILITIES.

# Caton Village





PARKING



GARDEN



*communal grounds*

PROPERTY HIGHLIGHTS: OPEN-PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES NEWLY RENOVATED BATHROOM WITH WALK-IN SHOWER SPACIOUS DOUBLE BEDROOMS WITH FRESHLY INSTALLED INTERNAL DOORS ALLOCATED PARKING AND AMPLE VISITOR SPACES WELCOME TO LOW MILL, CATON: DISCOVER THE ALLURE OF LOW MILL, A METICULOUSLY PRESERVED 18TH-CENTURY MILL COMPLEX, LOVINGLY TRANSFORMED BY JOHN COLLIS IN 1991.





30 LOW MILL  
CATON





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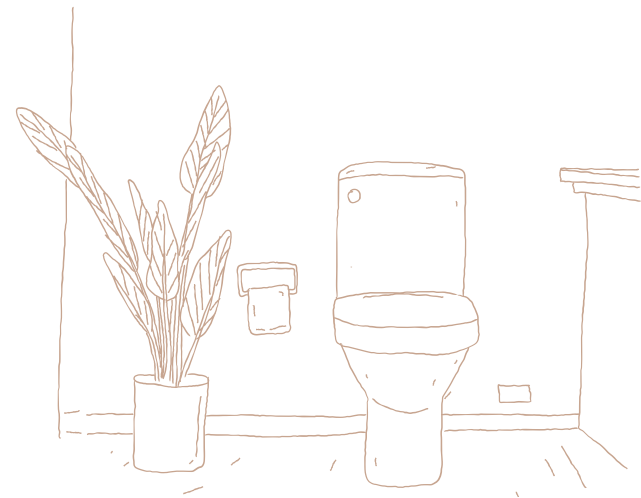














# WHERE CAN I FIND...



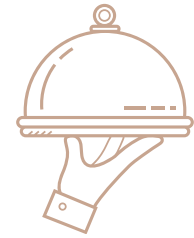
## The Closest School?

Caton Primary School is a 15 minute walk, found just 0.7 miles away.



## The Local Shop?

Caton Co-Op is just 0.4 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

The Station Hotel and it's cosy atmosphere await you, just 0.4 miles away.



## Somewhere Nice to Walk the Dog?

The Crook O Lune, an iconic portion of The Lune Valley, is situated only right on your front door!



## A Refreshing Pint?

The Ship Inn is just 0.3 miles round the corner, you could be back home in under 10 minutes!



## Your Local Property Experts?

Our office is a 10 minute walk away - pop in to say hello, anytime!

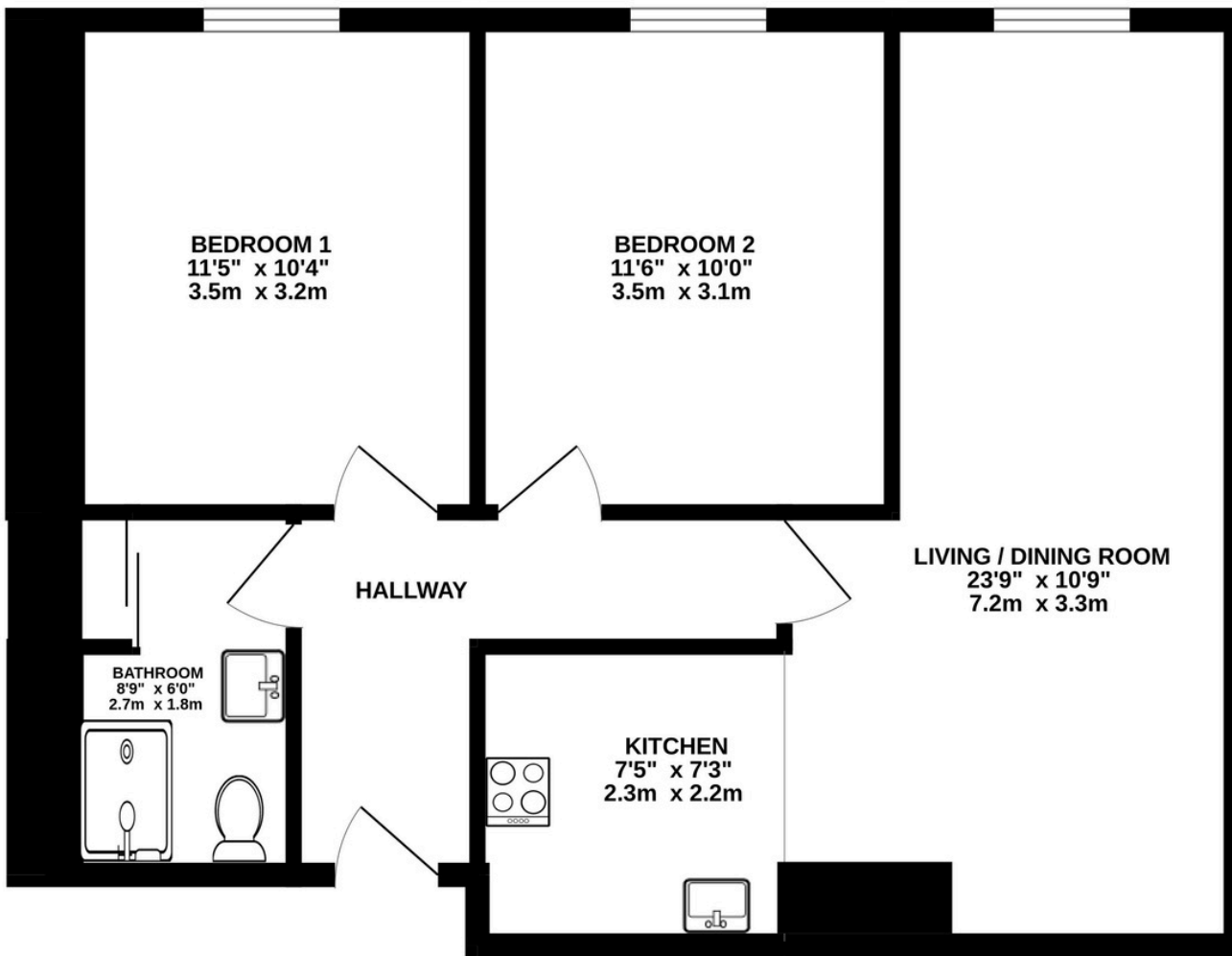












Total Floor Area: 709 sq.ft ( 65.9 sq.m) approx.

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.







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