

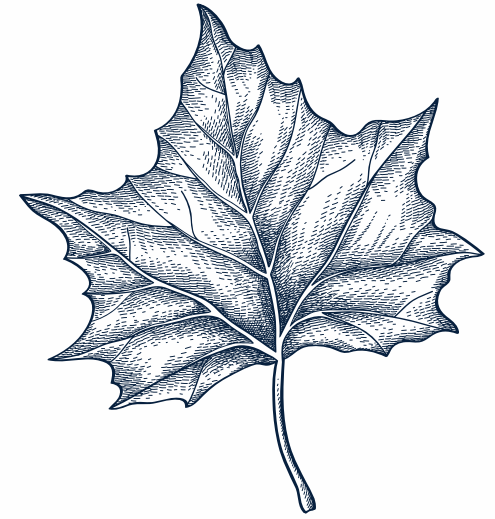


Lycamore Road

BROOKHOUSE



5 SYCAMORE ROAD



As you arrive at Sycamore Road, you are immediately struck by the contemporary design and immaculate presentation of the front elevation. The freshly rendered anthracite grey and white façade is complemented by modern, UPVC windows, giving the house a sleek, stylish look. The driveway, spacious enough for larger vehicles, leads to an integral garage, and the welcoming entrance vestibule invites you inside.





Take a closer look...



Property Type:

Semi-Detached

Square Footage:

1545 sqft

Council Tax Band:

C

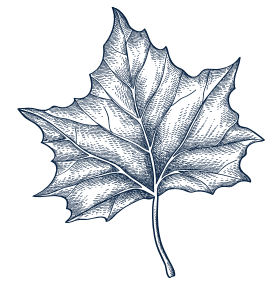
EPC Rating:

D

Tenure:

Freehold

Why Brookhouse?



BROOKHOUSE IS A CHARMING VILLAGE LOCATED IN THE LUNE VALLEY WITHIN THE CIVIL PARISH OF CATON-WITH-LITTLEDALE IN LANCASHIRE, ENGLAND. IT'S SITUATED JUST A FEW MILES EAST OF LANCASTER, OFFERING RESIDENTS A PEACEFUL RURAL LIFESTYLE WITH THE CONVENIENCE OF BEING CLOSE TO A BUSTLING CITY. THE VILLAGE IS KNOWN FOR ITS SCENIC BEAUTY, SURROUNDED BY ROLLING COUNTRYSIDE, WOODLANDS, AND THE NEARBY RIVER LUNE, MAKING IT A POPULAR AREA FOR OUTDOOR ENTHUSIASTS WHO ENJOY WALKING, CYCLING, AND NATURE.

THE LUNE VALLEY AREA, WHERE BROOKHOUSE IS LOCATED, IS A PICTURESQUE REGION WHICH OFFERS STUNNING VIEWS, PARTICULARLY OF THE FOREST OF BOWLAND (AN AREA OF OUTSTANDING NATURAL BEAUTY). BROOKHOUSE AND ITS SISTER VILLAGE, CATON, PROVIDE A SENSE OF COMMUNITY WITH THEIR LOCAL PUBS, SHOPS, AND AMENITIES, WHILE RETAINING THEIR QUIET AND TRADITIONAL CHARM.

THERE ARE ALSO EXCELLENT TRANSPORT LINKS, WITH EASY ACCESS TO LANCASTER AND THE M6 MOTORWAY, MAKING BROOKHOUSE A POPULAR CHOICE FOR THOSE WHO COMMUTE TO NEARBY CITIES BUT PREFER A VILLAGE SETTING. THE AREA HAS WELL-REGARDED SCHOOLS, MAKING IT ATTRACTIVE TO FAMILIES, WHILE ITS QUIET ENVIRONMENT ALSO APPEALS TO RETIREES OR THOSE SEEKING A PEACEFUL WAY OF LIFE.

OVERALL, BROOKHOUSE OFFERS A PERFECT BLEND OF COUNTRYSIDE LIVING WITH NEARBY URBAN CONVENIENCES, MAKING IT A DESIRABLE LOCATION FOR PEOPLE LOOKING FOR A RELAXED PACE OF LIFE IN A BEAUTIFUL NATURAL SETTING.

Brookhouse Village







PARKING



GARDEN



GARAGE

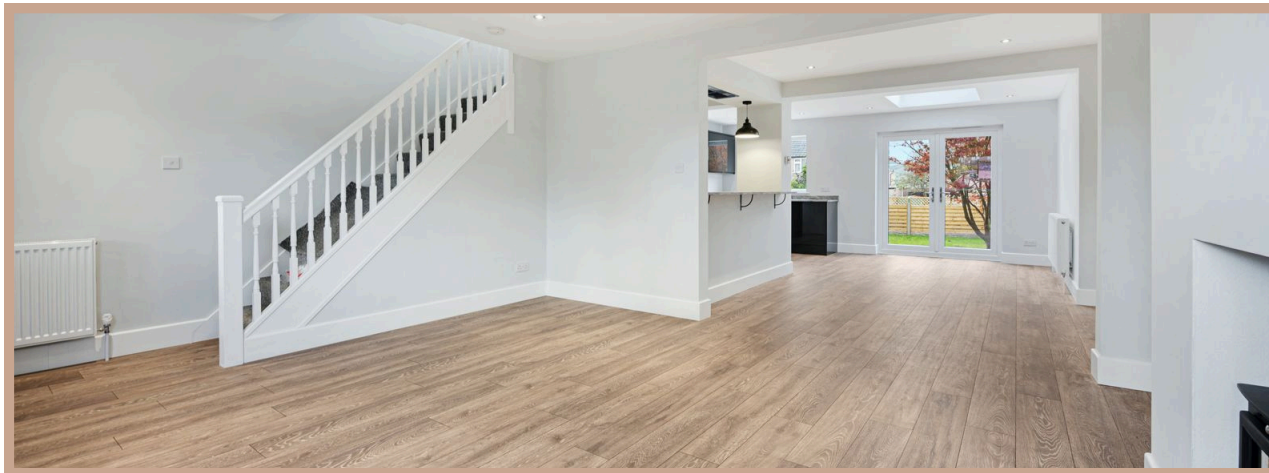


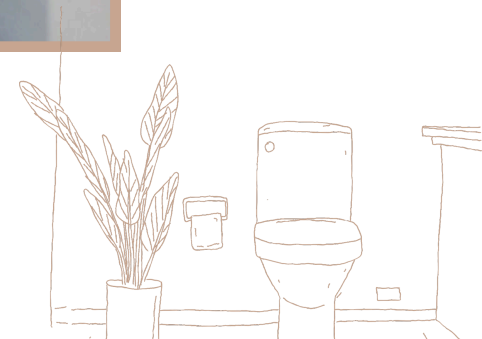
Outside, the garden is a true highlight of this property. Accessed through French doors or the handy kitchen side door, this large, landscaped space offers a combination of lawn and patio areas, perfect for outdoor dining, relaxation, and play. Mature trees including a gorgeous acer add colour and a sense of tranquillity, making this garden an ideal retreat for all the family.



Zzz... 9000







WHERE CAN I FIND...



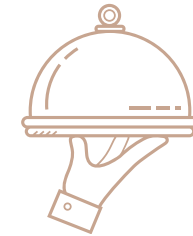
The Closest School?

Caton St Pauls Primary School is just 1.0 miles away.



The Local Shop?

Brookhouse Store and Post Office is right on your doorstep!



A Delicious Meal?

The Station Hotel and it's fabulous menu awaits you, only 0.7 miles away.



Somewhere Nice to Walk the Dog?

The Crook O Lune can be accessed via the Cycle Path, located 0.8 miles from your home.



A Refreshing Pint?

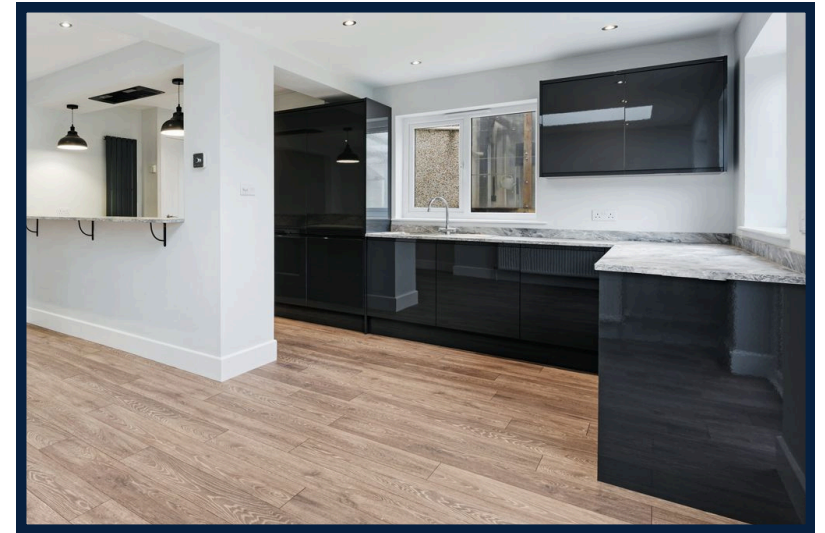
The Black Bull is just 0.1 miles away, you could be back home in under 3 minutes!

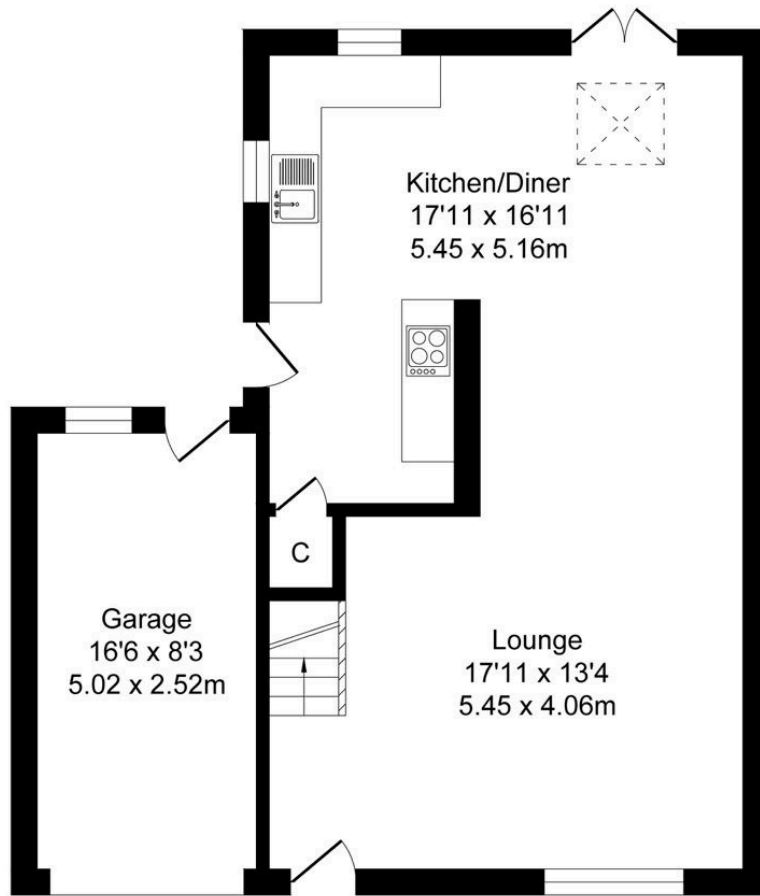


Your Local Property Experts?

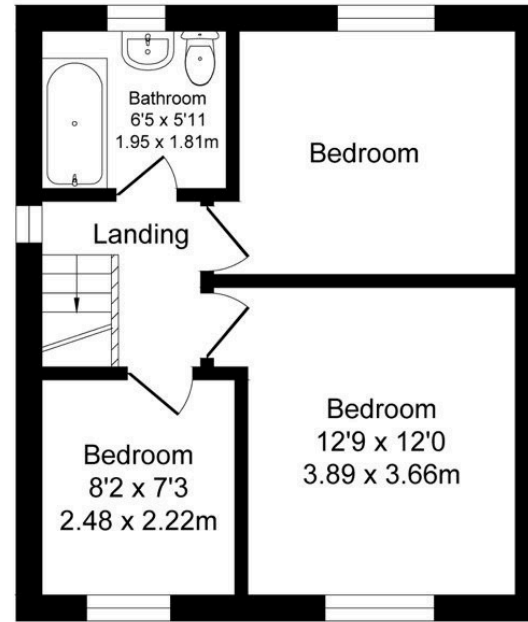
Our office is a 2 minute drive away - pop in to say hello, anytime!







Ground Floor



First Floor

lunevalley
ESTATES.



Total Floor Area: 1072 sq.ft (99.7 sq.m) approx.

Ground Floor Area: 693 sq.ft (64.4 sq.m) approx.

First Floor Area: 379 sq.ft (35.3 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.





5, Sycamore Road, Brookhouse, Lancaster, LA2 9PB

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015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com