



South View Lodge
Leach House Lane | Galgate | Lancaster | Lancashire | LA2 0RT

SOUTH VIEW LODGE



Welcome to South View Lodge, 10 Leach House Lane, Galgate, Lancaster, LA2 0RT

Situated on the outskirts of the village of Galgate, striking South View Lodge is a handsome detached property set within landscaped gardens designed with entertaining in mind.

Stylishly presented, the contemporary property has been finished to the owners' exacting standards with luxury finishes and a sociable open plan design that offers individually designated but strongly connected spaces suited to both the quiet nights in and entertaining alike. The provision of two generously proportioned double bedrooms with quality ensuite facilities will ideally suit a professional or retired couple or a small family. For those seeking additional space there is scope for extension within the large private grounds, subject to the necessary consents.

As the name would suggest, South View Lodge enjoys a bright south facing orientation that looks out across the fields. The gardens are an extension to this tastefully presented home, offering pockets of recreational spaces including decked seating areas, a delightful summer house and built-in bar. The private drive affords ample parking as well as access to the adjoining c. 0.2 acre paddock which currently is a fantastic hidden extension to the already abundant gardens. Exploring options, the paddock would be ideal for those looking to indulge equestrian interests or could possibly lend itself to further development, subject to consent.

Smart, stylish and naturally well lit, this is a modern country home in a fantastically accessible location for the discerning buyer.





Location

South View Lodge is on the outskirts of the village of Galgate and as such it offers the benefits of a rural lifestyle as well as a highly accessible location being only three miles south of Lancaster therefore ideally placed for those working in the city, or, as the M6 (J33) is less than two miles away, its ready access to the motorway is a strong advantage for commuting further afield. It's wonderfully convenient for anyone working at Lancaster University and the hospitals (both private and NHS) as they are located on the south side of the city.

Galgate has a lovely sense of community with shops, local services and two pubs. Slightly further down the A6 is the traditional market town of Garstang which is great for day-to-day needs; there are branches of Booths, Sainsbury's and Aldi as well as a high street with independent traders.

And of course, you're easily into Lancaster which offers a full range of commercial and recreational facilities including a wide selection of bars, cafes and restaurants serving cuisine from around the world, a great shopping experience with most of the town centre being pedestrianized, a choice of theatres and cinemas and a growing cultural and music scene with festivals and events throughout the year.

For those that appreciate the great outdoors, the area is surrounded by unspoilt countryside. Locally is the Forest of Bowland, also known as the Bowland Fells, an Area of Outstanding Natural Beauty which covers 32 sq miles and is a region of fells, deep valleys, ancient woodlands, sprawling heather and peat moorland all encouraging abundant wildlife. It offers countless opportunities for fresh air and fun with excellent lanes, footpaths and bridle paths for walking, running and cycling. Slightly further afield, but still within day trip territory are the National Parks of the Lake District and the Yorkshire Dales.





Step inside

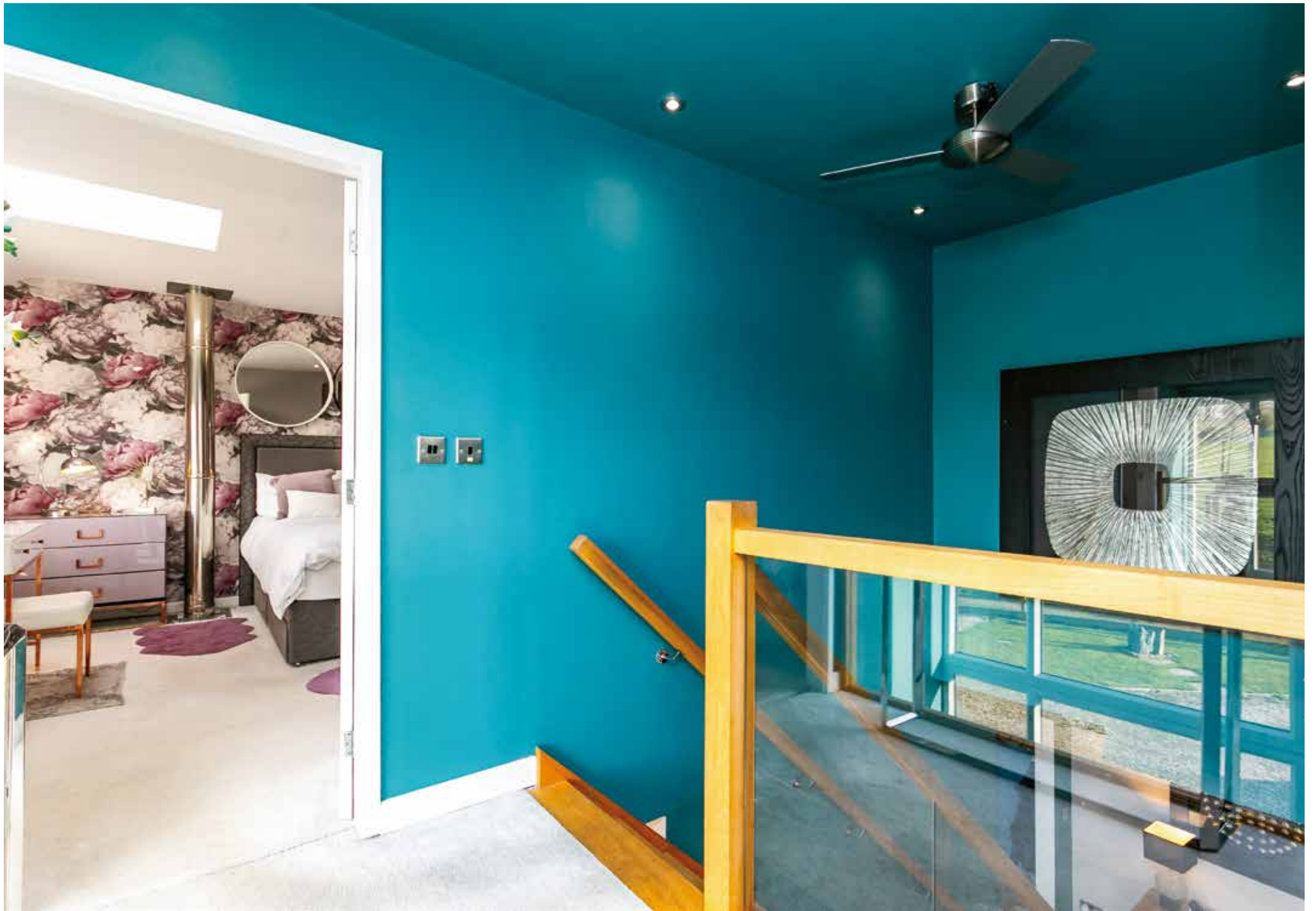
If you're looking for a property that is smart, sleek and stylish, one that is easier to look after and run, where you can move straight in without the need for updating then this must surely be a strong contender.

Step inside and be greeted by the bright and airy open plan living space, flooded with natural light, it is stylishly presented and instantly inviting. The first area tucked off to the side of the room is a cosy snug set around an Esse wood burning stove. Around the corner is a second stove, a Clearview, together creating focal points and areas in which to gather. The third part of this open plan arrangement is the contemporary kitchen fitted with an eye-catching range of high gloss finished units finished with quartz worktops which extend to a breakfast bar and onto the large central island. It makes a great working space fully equipped with integrated appliances. Flexible and sociable, the areas may be individually occupied or enjoyed as one due to the effortless flow that is perfect for those who love to open their home and welcome family and friends, this is enhanced by French doors which encourage spilling out to the sociable garden areas. Completing the ground floor layout, an inner hall leads to a neatly presented cloakroom with downstairs loo and a large practical utility room offering further gloss fronted units, plumbing for a washing machine, space for a dryer and additional fridge freezer.

Onwards and upwards, a bespoke solid ash staircase with glass balustrade leads onto a galleried landing off which are two double bedrooms, both of which have ensuite facilities. The principal bedroom is naturally well lit and has fitted wardrobes. Continue through an open doorway into the ensuite with contemporary free-standing bath, large double walk-in rain shower, vanity wash basin and loo. The second double bedroom is similarly well proportioned, it has an ensuite shower room with shower, vanity unit and loo. Well-appointed, both ensuites will be sure to bring a touch of luxury to your every day.





















Step outside

The gate opens onto the private graveled drive set in front of this handsome and striking stone-faced home. There is ample parking as well as vehicle access into the adjoining paddock.

The path leading up to the entrance is flanked either side by pristine lawns and a tranquil water feature, setting the tone for the entire property.

The gardens are beautifully landscaped and offer various spaces to spread out and enjoy the sunny aspect.

French doors open from the dining space within the kitchen to a courtyard area that offers alfresco dining space, raised beds and a water feature, all in all creating the perfect setting for hosting guests during the warmer weather.

The upper decked area offers further room for seating and has a built-in bar and summerhouse (complete with power, heating and light), it's a cosy spot for rest and relaxation no matter the weather.

Adding further to the credentials of this hospitable home is another sociable space with a second bar and covered BBQ area, all overlooking the front lawns. There is also the tucked away 'sunset area', an enclosed decked seating space that is the ideal spot to watch the sun go down.

The garden continues to wrap around the house, at the rear there is a useful workshop area and space to dry washing.

The paddock is a great bonus in amenity terms – create a kitchen garden, plant an orchard, keep chickens, stable a pony (there's direct access onto the bridleway for hacking out), build a garden studio.... All subject to the necessary consents.





South View Lodge

Approximate Gross Internal Area : 153.92 sq m / 1656.78 sq ft

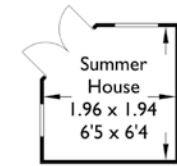
Workshop : 8.21 sq m / 88.37 sq ft

Summer House : 3.49 sq m / 37.56 sq ft

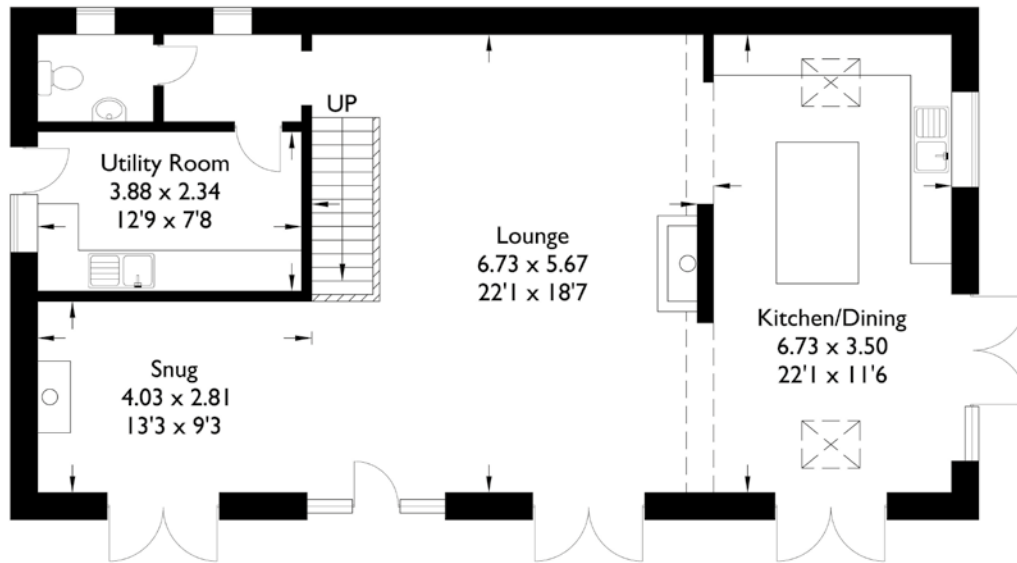
Total : 165.62 sq m / 1782.71 sq ft



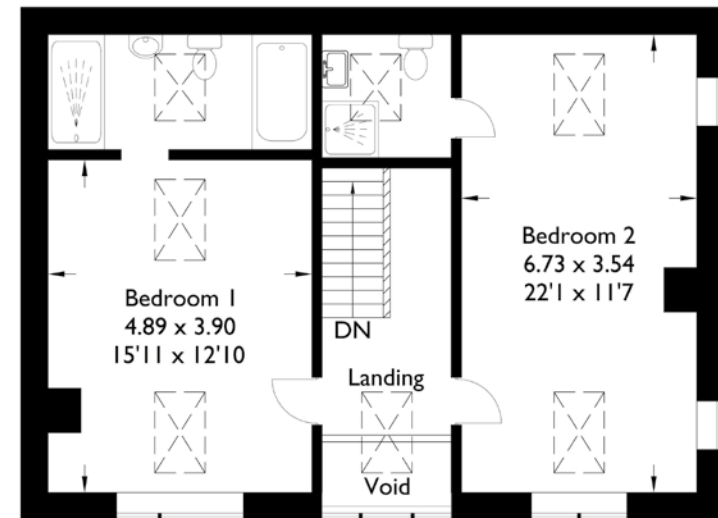
Workshop



Summer House



Ground Floor



First Floor



FURTHER INFORMATION

On the road

Galgate	1 mile
Lancaster	3.3 miles
Garstang	7.3 miles
Preston	19.2 miles
Manchester	49.3 miles

Transport links

M6 J33	1.6 miles
Manchester airport	58.8 miles
Liverpool airport	62.5 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at High Bentham on the Leeds to Morecambe line with services to Leeds and Lancaster and connections to Manchester Airport.

Directions

[what3words packet.pioneered.frail](https://www.what3words.com/packet/pioneered.frail)

Use Sat Nav **LA2 ORT** with reference to the directions below:

From Lancaster City Centre head south on the A6 towards the University. Once through the traffic lights there is a sharp turning on the right for Five Ashes Lane, turn here and follow the lane, turning right onto Burrow Road. Continue along until reaching Leach House Lane on the left, South View Lodge is the first property reached.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: NEFF double oven, combination microwave, induction hob, dishwasher and fridge all in the kitchen and in the utility room, the washer, dryer and additional fridge freezer.

Internet Speed

Broadband

Standard speeds potentially available from Openreach of 28 Mbps download and for uploading 2 Mbps.

Mobile

Indoor: EE and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing 'likely' Voice services but 'limited' Data services. Three is reported as not providing any services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Services

Mains electricity and water. LPG heating. Private drainage to a sewerage treatment plant.

Places to visit

Historical buildings of interest: Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial at Williamson Park

Theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park

Cinema: The Dukes and Vue

Local arts centre: The Storey

Sport and recreation

Golf Clubs at Lancaster, Morecambe and Heysham

3-1-5 Health Club

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University

Amongst others there are cricket, football and rugby clubs in Lancaster

Places to eat

Lancaster offers a great selection of places to eat to suit every occasion and budget, these are a few of our favourites:

Informal dining, cafes and pubs

The Boot and Shoe and The Wobbly Cobbler, both at Scotforth, Lancaster

From Atkinsons Coffee Roasters choose from The Castle, The Hall or the Music Room

The Sun Hotel, Pizza Margherita, Journey Social, Buccellis Italian and Brew, all in Lancaster

The Fleece Inn, Dolphinholme

Special occasions

The Quarterhouse, Quite Simply French, Now or Never by Journey Social, all in Lancaster

Great walks nearby

Located semi rurally, the surrounding area is highly scenic with ready access to some stunning countryside whether you like to explore on foot, on by two or four wheels. From Galgate there are lovely walks along Lancaster Canal and with a bridleway just outside the house you are straight out for walks and horseback hacks.

The Forest of Bowland AONB offers acres to explore with fells, deep valleys, ancient woodlands, sprawling heather and peat moorland.

Slightly further afield, but very much in day trip territory are the Lake District (there are Wainwright's 214 Lakeland fells to tick off the list), the Yorkshire Dales (the mighty Three Peaks challenge of Ingleborough, Whernside and Pen-y-ghent awaits) and the AONB of Arncliffe and Silverdale (for some delightful coastal countryside).

Schools

Primary

Ellel St John's CE Primary School, Galgate

Scotforth St Paul's CoE Primary School and Dallas Road Primary School, Lancaster

Dolphinholme CoE Primary School, Dolphinholme

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School

Ripley St Thomas CoE Academy

Our Lady's Catholic College

Further Education

Lancaster and Morecambe College

Lancaster University

University of Cumbria (Lancaster campus)

University of Central Lancashire UCLan, Preston

Guide price £ 5 5 0 , 0 0 0

Lancaster City Council
Council Tax band F

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country on



Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

