



1 Castle Hill  
Lancaster | LA1 1YS

MATTHEWS  
BENJAMIN





EXIT

EXIT

# 1 CASTLE HILL

## LANCASTER

A mid terrace Grade II Listed Georgian double fronted town house in the prestigious and oldest heart of the city centre, close to both historic Lancaster Castle and the impressive Lancaster Priory, indeed, all windows on the front elevation have a view towards Judges' Lodgings Museum. This versatile property now requires complete renovation but with extensive accommodation over three floors as well as a cellar it has immense potential for a number of uses (possibly one fabulous town-house, apartments or offices?) subject to the necessary consents. Unusual for such a central property in this part of the city there is also a small private flagged yard at the rear.

A key selling point for the property is the rarity of such an opportunity in such a central and prime location. It is located on historic Castle Hill which runs between The Judges' Lodgings Museum and St Mary's Parade which borders the grounds of Lancaster Castle, thereby sealing its credentials of being exceptionally central. The adjoining property was the offices and workshops of nationally famous cabinet makers Gillow & Co until 1882, indeed, No.1 was believed to have been used as their workshop and showroom. Tucked down Castle Hill which is a no-through road, the property won't see a large amount of passing traffic. The city's amenities and train station are all within walking distance so this is a location where you could happily live car free.

Historic England has classified the property as Grade II Listed, the schedule provides the following details: *"Warehouse and workshop.... 1770, gutted by fire 1985, then converted. Probably by Richard Gillow..... To the right of the top stage of the loading slot are the stone brackets of a former crane..... HISTORY: built for the manufacture and display of furniture by the Gillows, who were described by Thomas Pennant in his 'Tour of Scotland' as 'very ingenious cabinet-makers... who fabricate most excellent and neat goods at remarkably cheap rates, which they export to London and the plantations'. This warehouse was described by Richard Gillow as 'newly built' in June 1770."* For the full listing, please visit [historicengland.org.uk](http://historicengland.org.uk)









## GROUND FLOOR

Enter into the spacious reception room and then through into a hallway where the focal point is the impressive gently curved wide staircase leading to the first floor. Beyond the initial reception room and hall, the ground floor comprises a cloakroom, kitchen and second large reception room that has a door leading out to the rear courtyard. A secondary stairwell provides a second set of stairs running from the ground to second floor.

## FIRST FLOOR

Off the split-level first floor landing is, to the rear of the property, a cloakroom and large bedroom. To the front, there is a second generous bedroom with French doors to a Juliette balcony.

## SECOND FLOOR

A wide set of gently curved stairs continues to the second floor, again with a split-level landing. To the rear of the property is a shower room, bathroom, two bedrooms and a living kitchen and off the front landing, a large bedroom. From this floor there are attractive and interesting views over city centre rooftops.

## OUTSIDE

The courtyard provides access from the external steps down to the cellar.











## DIRECTIONS

what3words castle.view.slice

Situated on a no-through road, for viewings we recommend you park nearby and approach on foot. Leaving our office, turn right and proceed down Castle Hill. The property is on the right hand side.

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating from two combination Worcester boilers. We are informed by the vendor that the systems have not been used for at least the last ten years. No assurances will be provided as to functionality.

## BROADBAND

Ultrafast speed potentially available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

## MOBILE

Indoor: EE, O2 and Vodaphone are reported as 'likely' for both Voice and Data services. Three is reported as providing 'limited' Voice and Data services.

Outdoor: EE, Three, O2 and Vodaphone are reported as 'likely' for both Voice and Data services. Enhanced data: 5G is predicted to be available around this location (outdoors only).

Broadband and mobile information provided by Ofcom.

## IMPORTANT NOTE

When viewing, please wear sturdy footwear and bring a torch. Entry to the cellar is at the sole risk of the potential purchaser with no liability to the vendor or Agent.

## LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

## GUIDE PRICE

£450,000

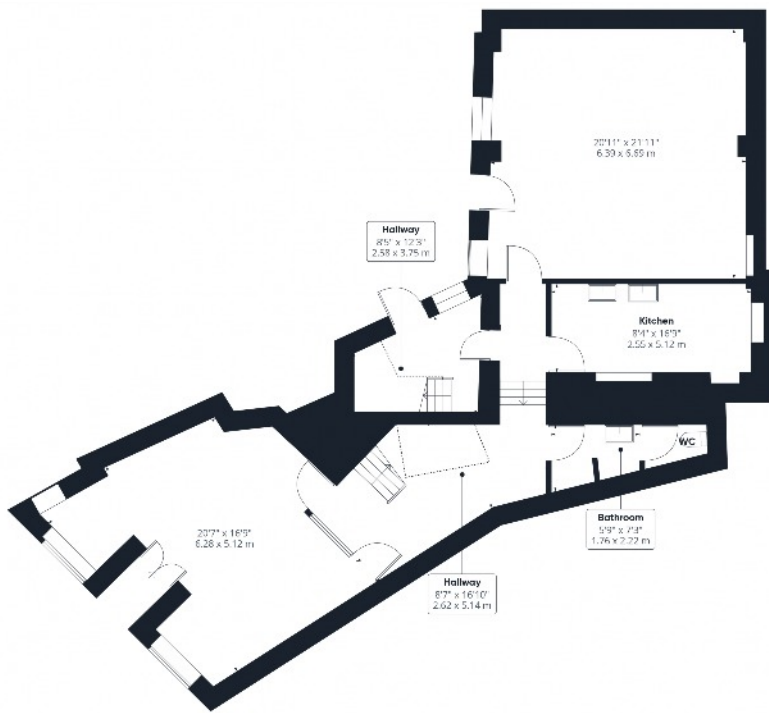
## TENURE

Freehold

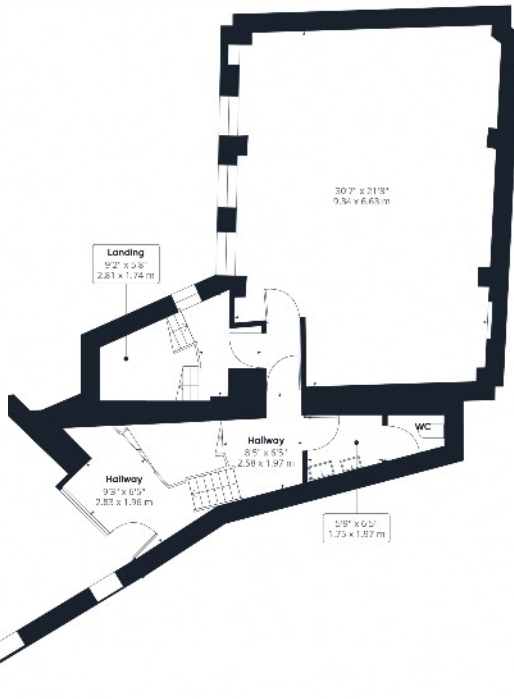
## INCLUDED IN THE SALE

The property is sold as seen.

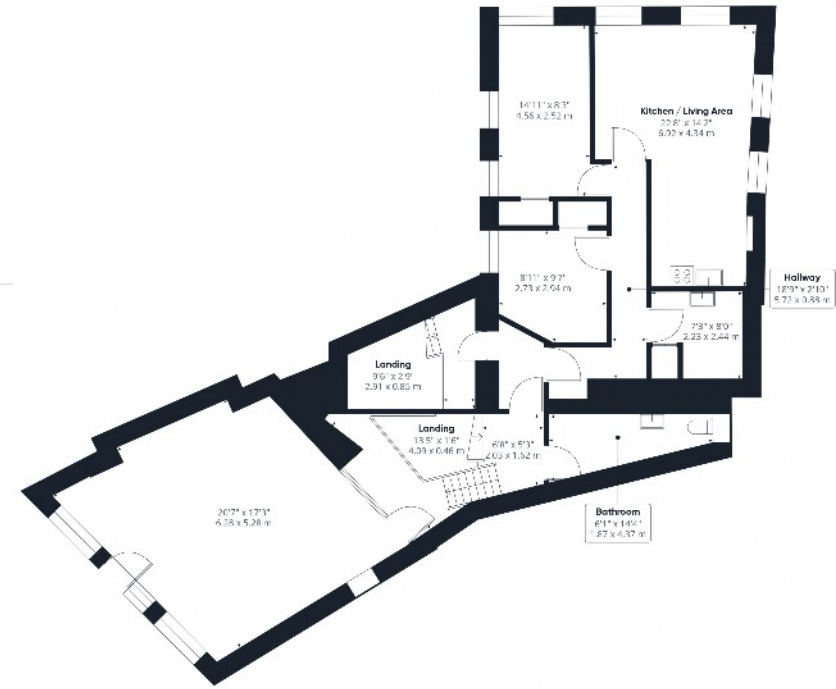
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Floor 0



Floor 1



Floor 2

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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