



6 Standen Park House

Lancaster, LA1 3FF

Price £510,000

6 Standen Park House

Lancaster

6 Standen Park House is a beautifully presented and elegant 4 bed town house that is part of the highly sought after, prestigious Standen Park development, located just on the outskirts of Lancaster City Centre. This grand Grade II building was historically built in 1816 and was then masterfully converted by the award winning Gleeson Homes in 2000 to create 21 stunning and unique homes, set around a private crescent. Number 6 has been sympathetically upgraded, boasting beautiful period features and modern connotations throughout the flexible and spacious accommodation. Set out over three floors, there is a choice of two reception rooms, a dining kitchen, cleverly created utility area, four bedrooms of which the master is ensuite and a family bathroom. The pristinely kept grounds afford a lovely garden with a flagged patio and there is also the added benefit of a garage along with the ample parking to the front and rear.

The location of this wonderful home will appeal to a wide range of buyers; its proximity to Lancaster, the M6 and West Coast mainline makes it ideal for those looking to commute. Furthermore, there is an excellent choice of schooling close by for all ages and both the Lancaster Girls' Grammar and Boys' Grammar are within walking distance. With its medieval castle, Lancaster is a historic and vibrant city with a good choice of high street and independent shops, great restaurants and sports facilities, cinemas and theatres.





Accommodation

The grand approach up to Standen Park House leads you along the private gravelled driveway around the lovely crescent that affords parking for both the property and guests. The entrance door opens out into a spacious hallway that sets the tone for this neatly presented home with high, coved ceilings and an intricate ceiling rose. The high ceilings continue throughout, combined with the beautiful sash windows makes for light and airy rooms across all three floors. There are solid Beech floors that run across the ground floor and access into a useful airing cupboard and further into the impressively grand living room, featuring three elegant sash windows with pretty window seats that look out over the local countryside towards Clougha Pike. The property has an amazingly private feel for such a central location, never more evident that in this beautifully finished formal reception room, further accentuated by period features including picture rails. Also on this ground

floor there is the first of the four bedrooms, a double that also enjoys the lovely views of Clougha Pike.



Stairs lead down from the entrance hall to the lower ground floor and inner hall that craftily features a beautiful and very practical, bespoke utility cupboard made by Lancashire Pine. This houses all that is required within a utility room including a dryer, additional fridge freezer and plentiful storage. There is also a ground floor WC. Leading into the second reception room that is currently utilised as a family room. This versatile space would also lend itself for use as a dining room, snug or even a home office if required. The Siematic dining kitchen is perfect for modern day family living with space for a dining table and a central island with solid granite worktops. Quality fitted appliances include a Dietrich 5 ring gas hob with NEFF extractor over, NEFF oven and second combination NEFF oven/microwave, an integrated fridge, freezer, washing machine and dishwasher. There is also external access to the communal gardens at the rear where there is also convenient parking available for an additional entrance point.

Leading up from the ground floor entrance hall to the first floor where the final three of four bedrooms are located. This includes a single and a double bedroom along with the simply beautiful and elegant master bedroom with solid maple floors and an ensuite. Two tall sash windows enjoy that lovely rear aspect to Clougha Pike and is well positioned for enjoying beautiful sunrises. The three piece, Phillip Stark ensuite includes a double shower, WC and pedestal wash hand basin with marble tiles and practical Karndean floors. The marble tiles and Karndean floors also continue in the family bathroom with a C.P. Hart bath built into a marble surround, corner shower, WC and pedestal wash hand basin.





Outside

Standen Park House is set within private grounds that are laid mainly to lawn, each property enjoys part of a neatly kept lawn and flagged patio. The garden outside No 6 has been neatly laid out and planted with boxed hedging, borders and spaces for choice of planters. The patio is the perfect spot to enjoy a coffee in the morning sunshine. Discerning purchasers will also benefit from the flanking conservation area of Williamsons Park with an abundance of scenic walks right from your doorstep. Along with the ample parking available there is also a garage with practical storage space above.

Directions

What3words:// torso.prouder.nearing
Travelling south through Lancaster one way system, turn left in front of the Lancaster Town Hall, continue up the hill, past the Grammar School and Williamsons Park. At the mini roundabout, take the third exit, continue then take the next left.

Broadband

Superfast speed potentially available from Open reach of 79 Mbps download and for uploading 20 Mbps.

Mobile

Indoor: O2 is reported as likely for voice services and limited for Data services. Three and Vodafone are reported as limited for both Voice and Data services.

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

Broadband and mobile information provided by Ofcom.

Services

All mains connected
Gas central heating
Service charge approx. £4322 p/a

Council Tax Band - F

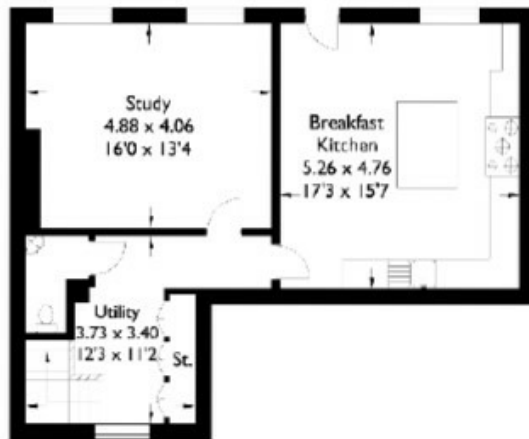
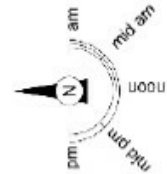
Tenure

Freehold



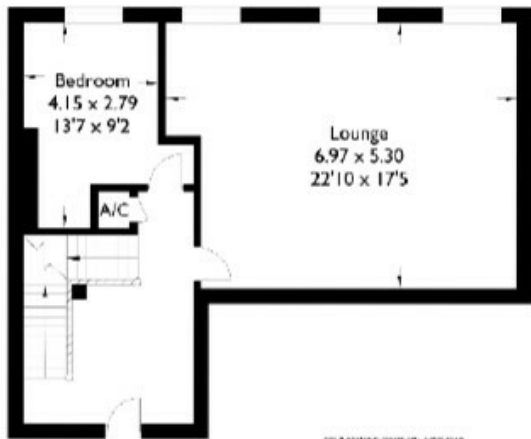
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Approximate Gross Internal Area : 181.56 sq m / 1954.29 sq ft
 Total : 181.56 sq m / 1954.29 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Lower Ground Floor



Ground Floor



First Floor



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.