



The Chandlers
Haverbreaks Road | Lancaster | Lancashire | LA1 5BJ

FINE & COUNTRY

THE CHANDLERS



Welcome to The Chandlers, Haverbreaks Road, Lancaster, LA1 5BJ

An impressive and strikingly handsome house that stands well within generous, established and enticingly private gardens of c. 0.82 acre. Dating back to 1899 (there's a carved sandstone date stone on the side elevation), The Chandlers has only been in the hands of three families since built, the initials of the previous owners above the front door and on rainwater goods bearing witness. The current owners have thoroughly enjoyed their time at The Chandlers since their purchase in 1981 in which time they have undertaken many upgrades over the years. It's been a much-treasured home for their family, however time has come to downsize and for new owners to come forward, to equally relish this fabulous family house, to put their own stamp on it and create many happy memories of their own.

The house has a commanding nature; ceilings are high, tall windows are plentiful with many rooms enjoying a dual aspect guaranteeing the well-proportioned rooms are lovely and light. The layout is reassuring familiar and traditional ensuring the house works well. Arranged over four levels with two main floors of primary living rooms, along with cellars and a second floor which, when built, would have been the domain of the servants, a second smaller staircase providing access. The ceiling heights in the cellar and second floor are equally generous, there are no compromises here.

To give you a taste of what's in store, turn into the tree lined driveway and proceed to a plentiful parking area. Steps lead up to a sheltered entrance which opens into an entrance vestibule and from there into a truly impressive reception hall. Off this are three generous reception rooms with a sunroom and breakfast room offering additional family space. The kitchen is backed up by a utility room together with a series of stores and a shower room completing the ground floor accommodation. A beautiful period staircase rises to the first floor where there are five double bedrooms, a huge family bathroom and a separate shower room. The secondary staircase runs from ground to second floor where there is a central games room, two further double bedrooms and a series of storerooms. Cellarage offers a lower hall and a pair of rooms providing excellent storage space but also scope for upgrading to further ancillary accommodation.

Befitting a substantial house of this standing the gardens are equally extensive. Working with a framework of trees, the owners have planted many of the shrubs which are now well established and provide a private setting for the property. The drive is gated making the garden enclosed and perfect for children and dogs. The trees, shrubs and gardens all work together to provide lovely leafy views from the house. There's a series of outbuildings; a double garage, garden store, outside WC, greenhouse, summer house and wooden shed.

This is a once in a generation opportunity to create a 'forever home' for your family, to own one of the prime residences in this highly regarded private residential estate, to enjoy the grandeur and space of this extensive family home, to undertake upgrades to tailor make it to your own specification and to enjoy the privacy of the gardens and the accessibility of the city centre.

“ We were looking for a house where we could all spread out and have room for children, dogs, friends and family. We knew of course about Haverbreaks Estate but didn't know the house, it's so tucked away and not at all visible from the road, something we have really valued as it has provided great privacy for us over the years.

Back in 1981 the estate agent's particulars only had a single photo of the front elevation so we had no idea what to expect from the interior. As soon as we walked into the hall we were impressed, it's a wonderful room. We've loved the space, it's been a fabulous family home for us, our children, grandchildren and now great grandchildren. We've thoroughly enjoyed our time here but it's now time to downsize; we really hope another family love it as much as we've done and have many happy years here.



Location

Lancaster's premier residential location, the well-placed private estate of Haverbreaks is located on the edge of the Fairfield Nature Reserve and open countryside yet remains within walking distance of the vibrant city centre. For decades Haverbreaks has been much sought after being greatly admired for the sizeable and individual detached houses that grace its private roads and enclaves.

By foot, there's easy access to the canal path for walking, running or cycling which in turn links to an extensive network of traffic-free cycle paths; you're soon out in the open countryside, a distinct advantage of this location.

Estate properties are in demand by discerning purchasers, being convenient for those working at the Universities of Lancaster and Cumbria and the Royal Lancaster Infirmary. Where education is a consideration, there is a choice of local primary schools and the highly regarded Boys' and Girls' Grammar Schools and Ripley St Thomas Church of England Academy are within walking distance.

Haverbreaks Road is well placed for all that Lancaster has to offer having multi-generational appeal with an established and ever growing cultural and music scene, numerous festivals and celebratory events throughout the year, a wide choice of bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops and a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and good healthcare provision with both private and NHS hospitals in the city. The location is also convenient for those requiring the train station whether for commuting or away days; Lancaster station is on the main west coast line with frequent services to Preston, Manchester and London Euston. By road, Haverbreaks is easily accessible to the wider network via the M6, via either J33 or 34 depending on the direction of your onward travel.

Enabling all residents to keep in touch is 'The Haverbreaks Blog' which is a password protected online forum for neighbourhood news and information and is a convenient method of communication for residents.

“ *The location has been great for our family. The children could walk to school, the station is handy as is the hospital, we had all of Lancaster on our doorstep and yet returning home the setting has been so quiet and peaceful. The estate blog is a great asset for the neighbourhood providing local news, information and local contractors.* ”







Step inside

If you love period houses with original architectural details, then you are in for a treat here. Built of Accrington bricks under a tiled roof, the bricks are famed for their strength and said to have been used for the foundations of Blackpool Tower and the Empire State Building. Architecturally, the house retains many of the original period features of the day including a stunning stone mullion window in the reception hall which creates an undeniable wow factor, a wealth of beautiful stained and leaded windows and glazed door panels, picture rails, deep cornices, tall skirting boards and wide architraves befitting of the room proportions, original fitted bedroom wardrobes or cupboards and original paneled doors, those on the ground floor having grand and decorative over door pediments.

From the parking area, gently rising stone steps lead to the front entrance which is adorned by a purple flowering wisteria, arched double doors open to a vestibule and then through to the reception hall, an exceptionally impressive room with an oak parquet floor which being central to the layout ensures it will be used and enjoyed constantly. No wonder the family choose to place their Christmas tree here for maximum festive impact. The main staircase with mahogany handrail rises from here and is flanked by an arched surround. Stand back, take it all in.

There are three main reception rooms. The first being a sitting room with lovely bay window having a fitted seat and a fully glazed door to the sun room which, having windows to three sides and a glazed door to outside is a lovely place to sit, admire the garden and watch the birds. The snug is only slightly smaller in size and with a dual aspect and provides another route into the garden. The dining room is charismatic and very atmospheric, it feels that it could tell a tale or two of weekend breakfasts when friends have stayed over after the night before, family Sunday lunches, celebratory meals and candlelit dinner parties. Like the sitting room, it has a bay window fitted with a seat; for convenience, there are real flame gas fires in the sitting room and snug and an electric fire in the dining room.

Whilst possibly dated in design, the kitchen is fully equipped and offers great storage, it will certainly see you right as you decide how to tailor make the space for your own ideal living arrangements. There is a fitted NEFF double oven and hob and an under-counter fridge. East facing, it gets the morning

sun and has a lovely view to the main lawn. Adjacent is the breakfast room which has a large, shelved tableware cupboard and a separate pantry. Through the breakfast room is the side entrance, handy if you are returning home laden with groceries and want a quick route to the kitchen and pantry for offloading.

Completing the ground floor accommodation is a utility room (a great place for drying clothes with the ceiling mounted airer and two central heating boilers), a second walk in shelved store and a shower room with contemporary appointments. A period feature worth of note is the original swing door which leads from the hall to the back stairs and original servants' areas.

A hall and two rooms form the cellarage, radiators are plumbed down here but are currently not operational, but with good head height the rooms offer excellent storage or the scope for upgrading to rooms in everyday use.

The main bedrooms are all at first floor level, there are five doubles rooms (all of which have vanity wash basins) and a large bathroom with wonderfully nostalgic 1980s fittings. The space is vast and with a relatively straight forward remodeling could provide both a family bathroom and an ensuite for the adjoining bedroom. Also on the first floor is a shower room and separate loo, the two are adjacent and could easily be combined into one.

The back stairs continue up to the second floor – a perfect suite of rooms for teenagers to call their own or for you to create a guest suite, dedicated office or have the space to indulge hobbies. The head height both on the staircase access and in the rooms themselves is excellent. The layout revolves around the large central space, currently used as a games room off which are two large bedrooms and three walk in stores.

All in all, this is a large and light family house providing extensive and well-proportioned accommodation that offers immense potential.

“ The back of the house faces east so we get the sun into the kitchen and breakfast room first thing in the morning which is a nice way to start the day. The sitting room and snug are south facing and are always bright and the front of the house is westerly so all in all it's a lovely sunny place to live. These days we tend to spend most of our time in the snug as it's lovely and cosy and has a great view out to the garden. When the children were growing up having a choice of sitting rooms always worked well and of course they had the top floor too.

We've found it to be a great house for entertaining which we have very much enjoyed over the years; the snug has always been more of a family room and the sitting room for weekends and Christmas or when friends are coming over. The dining room has seen many Sunday lunches and dinner parties – it's very atmospheric and there are plenty of bedrooms for guests to stay over.

The house dresses beautifully at Christmas, we always put a tree in the hall and hang garlands over the window, doors and archways of the staircase. When the children were teenagers they took over the second floor with their friends and had sleepovers, the carpet hardly visible under a sea of sleeping bags; they really enjoyed the freedom the space of the top floor provided.

For many years we used to host an annual bonfire party in the garden, when it came time to move inside for food and drinks we set up a bar in the cellar; a friend painted the mural on the wall down there.













Step outside

Turning in off Haverbreaks Road, a tree lined driveway is gated at the top and leads to an elevated position where The Chandlers enjoys a private setting in gardens of c. 0.82 acre with a wide variety of trees (including walnut, lime, laurel and sycamore as well as a number of conifers) and shrubs along the boundaries which provide privacy to the house and gardens. The owners have essentially created their own views by their thoughtful planting and landscaping; there are several shrubberies within the garden creating a division between areas and uses, they provide a succession of colourful blooms over the spring and summer months and as the year progresses into autumn. The main lawn is at the back of the house and was formerly a tennis court. Being level, it is a perfect playground for children and would also easily accommodate trampolines, swing sets and climbing frames or even a marquee for special occasions. There's a second lawn to the south with a summer house. Around the garden are a choice of areas where you could set out garden furniture, have a barbecue or create an outdoor kitchen.

There's ample space on the tarmac drive and gravel area in front of the house for parking and turning as well as storing recreational vehicles such as campers and boats. The detached double garage has an electric door and inside is a useful sink unit for messy jobs. There is a separate garden store with an adjacent screened area for bins. The large purpose-built greenhouse has raised beds and a propagating bench as well as electricity and water. The garden loo will always come in useful when working in the garden or with small children.



“ *It's been a brilliant garden for our children and dogs. Lots of space for football, cricket, rounders, tennis and camping parties. The back lawn is actually a tennis court, in fact the posts are still in place and whilst there's no longer a net there, the mechanisms still work for winding the net up and down.*

There is power to the summer house, it gets the best of the sunshine and is a lovely place to sit outside; there are several spots around the garden where we arrange garden furniture in summer depending on whether we want to just sit and relax or eat outside. Just like the house, the garden has been super for entertaining; lots of space for everyone.

There are daffodils, so many daffodils, planted in grassy bankings forming a bright yellow blanket in the springtime, it's an absolute picture and such a welcome sight after winter. Spring is probably our favourite time of year here as everything comes back to life. We see lots of garden birds here as well as squirrels and the occasional rabbit.

We've made the garden easier in more recent years, it's now really just grass to mow and shrubs to trim but at one time the greenhouse was full of bedding plants which we grew from seed.







The Chandlers

Approximate Gross Internal Area : 440.09 sq m / 4737.08 sq ft

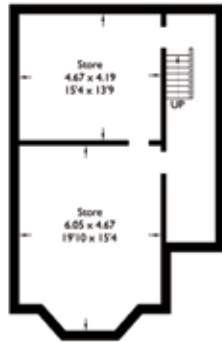
Garage : 30.19 sq m / 324.96 sq ft

Cellar : 59.20 sq m / 637.22 sq ft

Total : 529.48 sq m / 5699.27 sq ft



----- Restricted Head Height



Cellar



Garage



Second Floor



Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.11.2023



FURTHER INFORMATION

On the road

M6 J33	4.7 miles
M6 J34	3.5 miles
Lancaster city centre	0.8 miles
Preston	22 miles
Manchester	55 miles
Manchester airport	60 miles
Liverpool airport	67.5 miles
Windermere	30 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.

Internet Speed

Superfast speed of 70 Mbps download and for uploading 18 Mbps. The vendors are currently with BT Fibre with BT Halo 1.

Rail Journeys

The station is within walking distance of Summerfield.



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Local Authority

Lancaster City Council

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a pair of Ideal boilers in the utility room and hot water from a Vaillant boiler in the ground floor shower room. Security alarm.

Please note

The Haverbreaks Estate levies a charge of £180pa (2023 figure) to cover maintenance of the main private thoroughfare, estate lighting, leaf and gully clearance and upkeep of the security bollards which are sited at the second entrance to the estate off Ashton Road. These bollards conveniently operate on vehicle number plate recognition so there's no need for a remote control. Property owners paying the annual estate fee have access this way.

Directions

what3words: ///tall.education.fidget

Use Sat Nav LA1 5BJ with reference to the directions below:

Approaching from Lancaster city centre on the one-way system, drive through impressive Dalton Square and pass Lancaster Town Hall on the left. Straight through the first set of lights (the Magistrates' Court is on the left) and at the second set, proceed straight ahead onto Aldcliffe Road. Pass the Aldi supermarket on the right and continue as the road follows the route of Lancaster Canal (on the left), take a left turn over the canal bridge onto Haverbreaks Road and follow the road, The Chandlers' driveway entrance is on the left.

Things to do

Historical places to visit: Lancaster Castle and Priory, Lancaster Maritime and City Museums and the Judges' Lodgings
Theatre: The Dukes and the Lancaster Grand, Williamson Park hosts open air theatre during the summer

Cinema: The Dukes and Vue
Local arts centre: The Storey
Ashton Memorial and Butterfly House at Williamson Park

Local leisure activities

Lancaster Golf Club
3-1-5 Health Club
Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University
Amongst others there are thriving football, rugby and cricket clubs

Local eateries

City living offers a wealth of establishments to suit any occasion or budget, these are a few of our favourites:

For fine dining

From Atkinsons Coffee Roasters choose from The Castle, The Hall or the Music Room
Stop off at The Water Witch or The White Cross after a canal side walk

The Storey, The Sun Hotel and The Quarterhouse
Journey Social, Buccellis Italian and Brew

Special occasions

Quite Simply French
Now or Never by Journey Social

Great walks nearby

Straight from the house, take Lancaster Canal's tow path either into the city centre or out into the countryside. There's a lovely route through Aldcliffe village and down to the River Lune and the historic landscaped grounds of Williamson Park has many paths to explore.

Lancaster's location in the highly scenic north west also means that as a city there is ready access to some stunning countryside whether you like to explore by car, bike, cycle or on foot.

In the Lake District there are Wainwright's 214 Lakeland fells to explore and in the Yorkshire Dales the mighty Three Peak challenge awaits (Ingleborough, Wharfedale and Pen-y-ghent) as well as some

delightful lower level paths. If it's bracing sea air that appeals then take the path along Lancaster quayside to Glasson Dock, head over to the nearby seaside resort of Morecambe where the promenade is exceptionally popular or drive over to the AONB of Arnsdale and Silverdale for some delightful coastal countryside.

The Forest of Bowland AONB offers something different entirely; fells, deep valleys, ancient woodlands, sprawling heather and peat moorland and within the Lune Valley are a succession of delightful villages with country pubs, many connected by The Lune Valley Ramble, a pleasant relatively level route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Schools

Primary

Moorside Primary School
Lancaster Christ Church CoE Primary School
St Bernadette's Catholic Primary School
Dallas Road Primary School

Secondary

Lancaster Royal Grammar School and Lancaster Girls Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College

Further Education

Lancaster University
University of Cumbria in Lancaster
Lancaster and Morecambe College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed in the property description.

Guide price £1,100,000

Council tax band - H

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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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