



18 Forest Heights
Halton | Lancaster | Lancashire | LA2 6FG

FINE & COUNTRY

18 FOREST HEIGHTS



18 Forest Heights, Halton, Lancaster, LA2 6FG

Sleek and stylish, this contemporary detached house was newly built in 2019. Purchased from new with an enhanced specification over and above the developer's standard finish to create an individual modern home that has been further uplifted by the creative and stylish interior design.

By way of background, Forest Heights is a development unlike any other – constructed by local developers Wrenman Homes there are 63 houses built in a variety of 10 individual and striking designs with a confident aesthetic using clean lines and a largely monochrome colour palette – the result is a collection of houses that stand out from the crowd.

A covered entrance leads into an entrance hall, off which is an cloakroom, generous sitting room, sociable large open plan living kitchen with bi-folding doors out to the south facing terrace, a supporting utility room and integral garage. To the first floor the principle bedroom has its own private south facing balcony and an ensuite shower room and walk in wardrobe. There are three further double bedrooms and a luxurious house bathroom.

The front garden is smart and low fuss, the driveway offers excellent off street parking and there is gated access around both sides of the house to the landscaped back garden. South facing, it attracts the sun and offers great views too. The large seating terrace is perfect for a range of garden furniture, the planting has been specially designed and the large level lawn is ideal for children. The wooden garden shelter is a lovely spot for entertaining or taking a quiet moment to yourself.

This is a high specification, stylishly presented and well kept modern family home in a well respected village with great accessibility.





Location

As a satellite village for the city of Lancaster Halton is within the highly scenic Lune Valley and has a lot to offer, the beauty being that everything is within walking distance. There are a handful of local shops (a Premier convenience store with Post Office and a butcher's shop) as well as places to have a bite to eat or enjoy a drink (The Red Door Café, The Greyhound pub, a café at The Centre, the village Social Club and a Fish & Chips take away). In terms of services there is a doctor's surgery and pharmacy, vehicle repair garage and playground. There's lots going on in Halton, The Centre is the hub of village life with a community centre, café, playing field and skate park. Halton Mill is a business and arts centre which also hosts events and classes throughout the year and the village is home to historic St Wilfred's Church. There is a primary school (St Wilfred's CoE Primary School) in the village with children of secondary school age travelling into Lancaster where there are excellent grammar schools available.

Halton is a popular choice with those seeking the advantages of village life but in a location that is far from remote, indeed the accessibility of the village is a major plus point being only 3.5 miles (southbound) or 3.7 miles (northbound) from J34 of the M6. For those seeking the convenience of being able to pop into Lancaster for shopping and social events or the daily requirements of work or schooling, then the city centre is 5 miles distant. Lancaster is well connected and has a station on the main West Coast railway line as well as a Park and Ride facility just by J34 so it's excellent for lift sharing either for work or days out. At Lancaster you'll find the nearest hospitals (NHS and private) as well as the universities of both Lancaster and Cumbria.

The Lune Valley offers a great lifestyle with some fabulous country pubs and easy access to stunning open countryside, not only the valley itself with its undulating hills and footpath along the meandering River Lune, but the neighbouring Forest of Bowland AONB, the Yorkshire Dales National Park and the nearby Lake District National Park, are all wonderfully convenient for days out. Just under 13 miles away is the Cumbrian market town of Kirkby Lonsdale which is popular as a destination with a great range of independent shops and some lovely cafes, pubs and restaurants.









Step inside

The living space is all well sized, downstairs is a super all in one living kitchen with room to cook, eat informally around the breakfast bar or more formally in the dining area (with bi-folding doors opening to the terrace, enabling a great flow during the warmer weather) and there's plenty of room for your soft seating as you relax with a good book or favourite box set around your wall mounted screen. This is a great family space, a room for everyday living. There's a generous and elegant sitting room for evenings or when you have company. The SieMatic cabinets are German made, renowned for their hardwearing and stylish units with quartz worktops. Most of the integral NEFF appliances were upgraded from standard and now offer a well-equipped workspace which is sure to appeal to the keen cook - induction hob (with flex zone and three rings), extractor fan, combination oven/grill/microwave, second slide and hide fan oven, larger fridge and freezer. The result is a living space that is instantly inviting, both family friendly for when you want to hunker down and sociable for when you choose to welcome friends.

Backing up the kitchen is an equally stylish utility room and from here you can go outside (so it makes a great wet weather or muddy dog entrance) or straight into the integral single garage with electric door (perfect for when you return home in the rain with a boot full of shopping). Finishing off the ground floor is a glamorous cloakroom.

Moving to the first floor and the main bedroom has a wonderfully calm and tranquil feel, the view is far reaching and French windows open to a glass fronted balcony so the view from bed, cup of tea to hand, is sure to set you up nicely for the day ahead. This room has a walk-in wardrobe and a beautifully appointed ensuite shower room. The remaining three bedrooms are all good doubles which are served by the house bathroom, another collection of stylish choices make this feel worthy of a boutique hotel. In the bathroom, shower room and cloakroom, the appointments are of a high quality with sanitaryware is by Duravit with Hansgrohe brassware.

A few other 'extras' which have been incorporated in order to make life just that little bit easier or luxurious include the choice of hardwearing and practical Karndean flooring in the hall, cloakroom, living kitchen and sitting room, electrically operated blinds in the sitting room, sensor lighting in the under stairs cupboard, large landing storage cupboard and the garage as well as Hue lighting controls in the living kitchen and sitting room (these work through Hue bulbs and enable table lamps to be centrally controlled) and a wi-fi controlled extractor fan.

Internally, doors have an oak veneer finish, the staircase bannister rail is oak too. Internal woodwork is a fresh bright white, feature wallpapered walls pop up throughout and are mostly understated and sophisticated with the odd playful choice - we particularly like the flamingos in the downstairs loo! Or ease of upkeep, both front and back doors are composite, windows are dark PVC and the bi-folding doors are aluminum powder coated.

Beautifully curated, the overall effect of the interior is one that is elegant and understated at the same time as being bold and confident. It is undeniably stylish and would enable you to move straight in and start living.













Step outside

In an elevated setting, No.18 enjoys good views over the specially landscaped garden and roof tops below to the village and fields opposite. South facing, it's a super sunny position which is fully embraced by the generous seating terrace – this gets the best of the day's sun and has plenty of room to set up an assortment of garden furniture making it the ideal spot for eating outside during the day and enjoyment of your favourite tippie as you embrace the last slither of sunlight. After dusk the view across to the other village houses is lovely as street and house lights shine in the dark. The excellent wooden garden room is perfect for outside dining and with power laid on, it also lends itself to a spot of hybrid working on your laptop. When work's finished and you're ready for a cold drink, pop a fridge down there for refreshments. The level lawn is perfect for children's games and as the back garden as a whole is gated either side of the house it is enclosed and safe – a great family space. Planting has been thoughtfully chosen and includes birch, lime and willow trees (with ground level lighting for illumination as the light fades), now a few years old, the garden is becoming well established.

First impressions count, set back off the cul-de-sac there is a smart front garden with parking on the block paved drive for four cars (if double parked) in front of the garage. Most houses have a cherry tree in their front garden which come springtime collectively put on a great show of pink blossom.

There is outside lighting (some on PIR sensors) and a cold-water tap.







18 Forest Heights

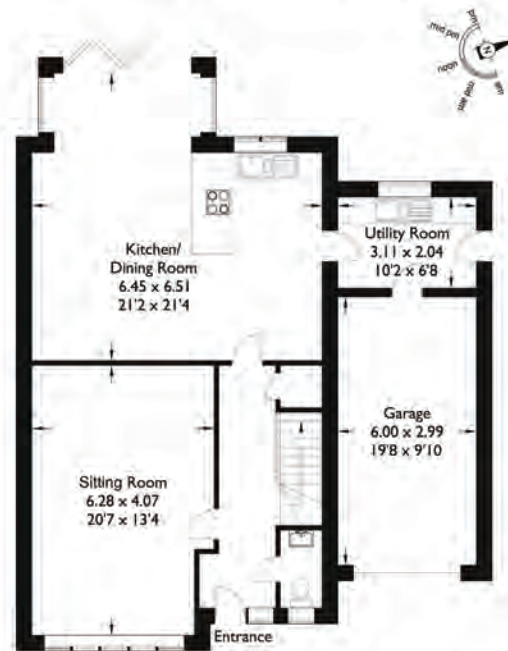
Approximate Gross Internal Area : 172.83 sq m / 1860.32 sq ft

Garage : 18.66 sq m / 200.85 sq ft

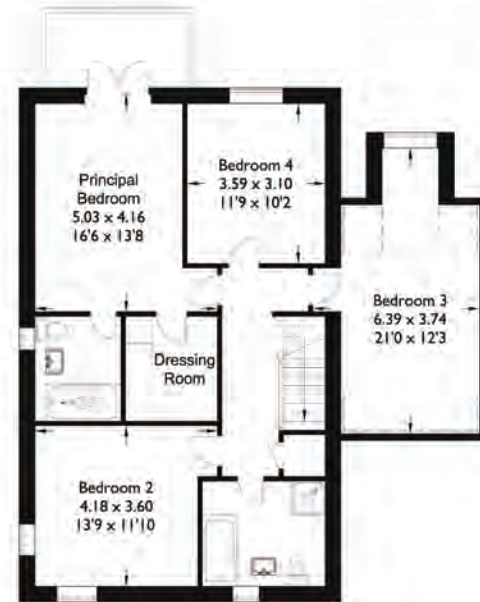
Total : 191.49 sq m / 2061.18 sq ft



Restricted Head Height

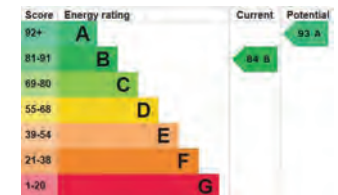


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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 20.02.2024



FURTHER INFORMATION

On the road

Kirkby Lonsdale	12.4 miles
M6 J34	3.5 miles (southbound) or 3.7 miles (northbound)
Lancaster	5 miles
Mancheste	59 miles
Manchester airport	67 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.

Services

Mains electricity, gas, water and drainage. Zone controlled gas fired central heating to radiators from a Worcester boiler in the garage. Security alarm.

Rail Journeys



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

Please note

Whilst the road is an adopted public highway, to maintain the smart and uniform appearance of the development, a management company has been set up, Forest Heights Halton Limited to whom an annual charge is payable. For 2024 this was £300 and includes ground maintenance, unadopted lighting, lights and footpaths as well as public liability insurance.

The property comes with the peace of mind of the balance of the ten year NHBC guarantee which commenced in 2019.

Broadband and mobile

Full fibre broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. B4RN customers receive gigabit (1,000Mbps) speed.

Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Directions

www.what3words.com populate.deeds.thrusters

Use the postcode **LA2 6FG** on Sat Nav with reference to the directions below:

Driving into Halton from the south on Halton Road pass the church and The Red Door café, both of which are on the left. At the mini roundabout take the third exit and proceed onto Low Road, passing The Greyhound (on the right) and The Centre (to the left). Forest Heights is the third turning on the right where No.18 may be found on the right-hand side.

Please note

The vendor of this property is an employee of Matthews Benjamin Limited, also trading as Fine and Country Lakes and North Lancs.

Things to do

Local leisure activities

3-1-5 Health Club and a full range of facilities at the sports centre at Lancaster University
Theatre - The Dukes and the Grand Theatre and during the summer months there is open air performances at Williamson Park, all in Lancaster
The Dukes and Vue cinemas, Lancaster
Golf Clubs – Lancaster, Casterton, Kirkby Lonsdale, Morecambe

Places to eat

We're spoilt for choice here in the Lune Valley but here are a few local favourites to check out

Informal dining, cafes and pubs

The Red Door Café and The Greyhound, both in Halton
The Ship Inn and The Station Hotel, both in Caton
The Highwayman, Burrow

The Redwell Country Inn, Arkholme
The Sun Hotel and The Quarterhouse, both in Lancaster

For fine dining

Quite Simply French and Now or Never by Journey Social, both in Lancaster

Great walks nearby

The Lune Valley Ramble – 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

There are also some lovely walks in and around Lancaster; Williamson Park, along the Lancaster Canal and on the quayside to Glasson Dock.

Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells all waiting to be explored and easily reachable by car for a day's adventure. If you prefer bracing sea air, then the AONB of Arnsdale and Silverdale is well worth visiting and the impressive promenades at Morecambe and Grange over Sands.

Schools

Primary

St Wilfred's CoE Primary School, Halton
Brookhouse Primary School
Caton Primary School
There is also a selection in Lancaster

Secondary

Royal Lancaster Grammar Schools
Ripley St Thomas CoE Academy

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, bespoke Venetian blinds, light fittings and integral kitchen appliances as listed. The curtains in the sitting room and main bedroom are excluded. Wiring has been taken from the back of these to the points behind the wall mounted screens for a cable free look.

Guide price £525,000

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 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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