



15 Foundry Close
Halton | Lancaster | LA2 6FE

MATTHEWS
BENJAMIN



15 FOUNDRY CLOSE

HALTON

Built in 2020 by well reputed developers Story Homes, this detached house occupies a quiet cul-de-sac position on this smart residential development. Views from the house are over the front garden to the playing fields across the road and tree line beyond providing a lovely green, open aspect. Stylishly appointed, beautifully presented and having been immaculately maintained by the present owners who have had the house since new, this modern detached house has a handsome traditional exterior with an uber contemporary and glamorous interior, sure to bring a touch of luxury to your day.

A porch shelters the front door which opens to an impressive double height entrance hall with staircase rising, light flooding the airy space from the high-level roof light above. The hall has an understairs store cupboard and a cloakroom with a wash basin and loo. Step through into the welcoming sitting room where a media wall has a recess for your wall mounted TV and sound bar, beneath which is a long, low glass box housing the statement fireplace – don't be fooled, it's electric for maximum convenience at the flick of a switch. Either side of the fire are illuminated shelved recesses for stylish display. Spanning the back of the house is an inviting and sociable living kitchen with bi-folding doors out to the garden. There is room for a sofa or chairs in front of your wall mounted TV, space for a dining table and a breakfast bar which has room for three high level stools is fitted as part of the sleek kitchen which has silestone worktops. This is a room for cooking, eating and relaxing, all with a view out to the back garden, the bi-folds opening during warmer months to allow you to extend life out onto the deck. An equally smart and similarly fitted utility room connects the house with the garden and garage. Rising to the first floor and the main bedroom has a glamorous ensuite three piece shower room. There are two further double bedrooms, one of which has floor to ceiling mirror door wardrobes (available to purchase should you so wish) and is used as a dressing room. The fourth and final bedroom is a generous single room with a characterful dormer window. The contemporary house bathroom is well appointed and has a bath, separate shower, wash basin and loo.

The outdoor areas have been purposefully landscaped to require minimal upkeep but offer maximum enjoyment. The house is set back from the road by a hedged lawn garden. To the rear garden (gated and enclosed for children and dogs), a fabulous detached garden studio has been built; with a complete wall of bi-folding doors and kitchenette facilities with quartz worktops, this makes a super home office, guest suite or entertaining suite. On the deck is a bang-on trend outdoor kitchen with fitted slate worksurfaces having storage underneath and space to accommodate your own barbecue and pizza oven. The deck is so roomy there is plenty of space for a hot tub (available by separate negotiation). The deck is hard-wearing and no maintenance composite with inset LED lights and the grass is artificial so no need to mow!

In front of the integral single garage is a block paved driveway providing room to park two cars off road. Outside there is lighting (some on sensors), power points, a cold water tap and an EV charging point.





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 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 it a major plus point being only 1.5 miles (southbound) or 1.1 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 3.6 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.

Out of the village, 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.

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.







DIRECTIONS

what3words foggy.jacket.flesh

Use the postcode **LA2 6FE** 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 on the left. At the mini roundabout take the third exit and proceed onto Low Road, passing The Greyhound (on the right), after the narrow gap between the houses, turn second right onto Foundry Close and at the T junction, turn right (the house numbers are signposted) and follow the road round. No.15 is on your right.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Vaillant boiler in the garage. Heating capable of remote access through the HIVE dual zone App. Security alarm. Electricity, water and drainage to the garden studio.

BROADBAND

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

MOBILE

Indoor: EE is reported as providing 'limited' services for both Voice and Data. Three is reported as providing 'likely' services for both Voice and Data. O2 is reported as providing a 'likely' Voice service and a 'limited' Data service. Vodafone is reported as providing a 'limited' Voice service, with no Data service.

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.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains and poles, blinds, RING doorbell, and integrated appliances as follows: a pair of combination electric/grill ovens, induction hob, fridge, freezer and dishwasher, all of which are AEG. An extractor fan and Caple temperature-controlled wine store. The garden shed is included. Available by way of further negotiation: light fittings, wardrobes in the dressing room, Samsung washer dryer in the utility room, Haler temperature-controlled wine store in the garden studio. Many items of furniture may also be available separately, please ask the Agents regarding any items that are of interest.

PLEASE NOTE

The house has the benefit of the balance of a 10-year NHBC warranty which commenced in 2020.

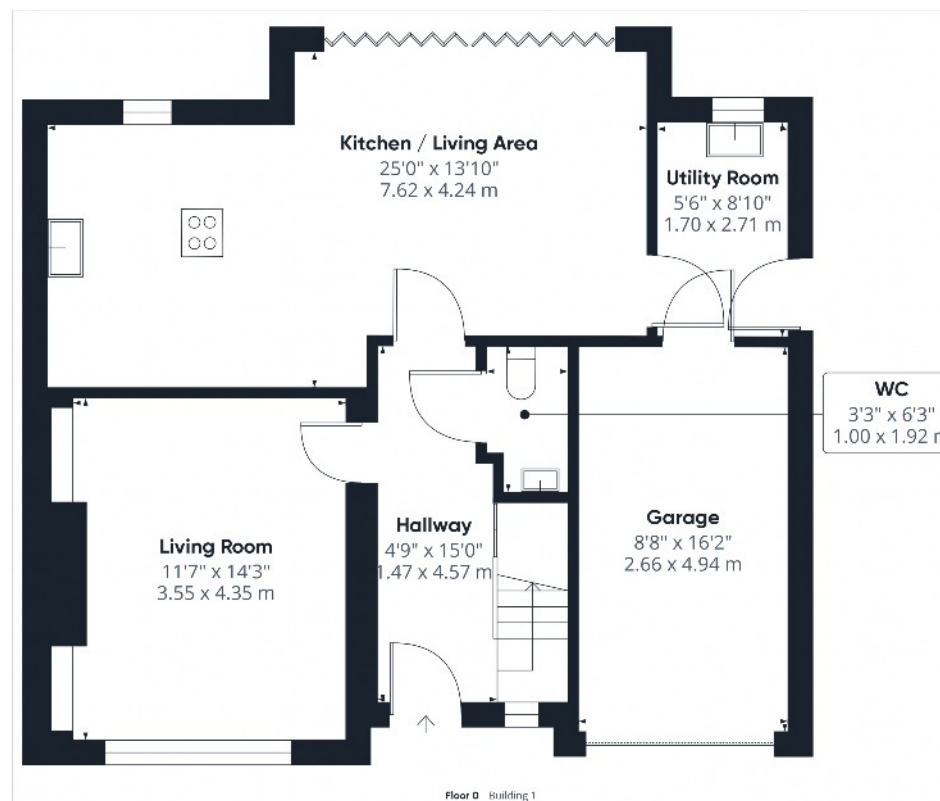
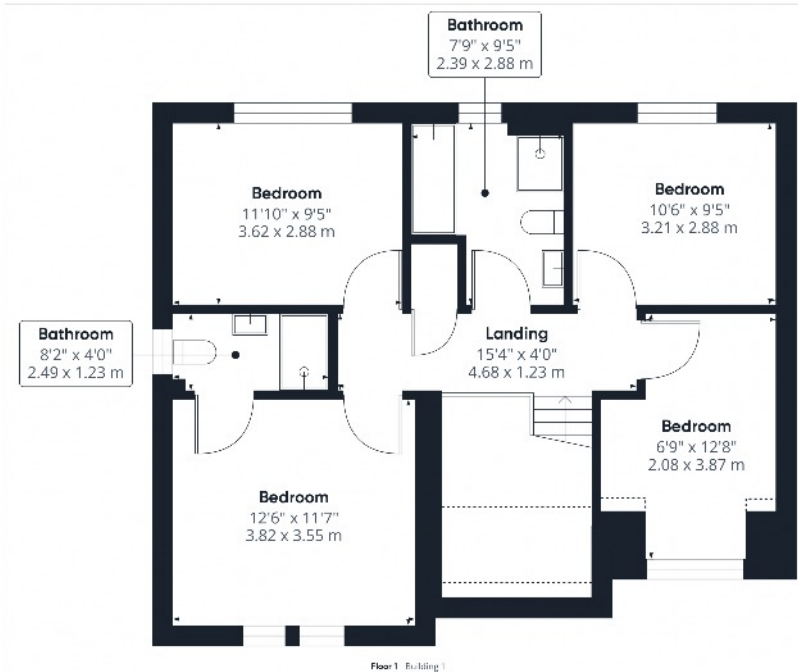
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

GUIDE PRICE

£499,950

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



Approximate total area²
778.62 ft²
72.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only. Calculations are based on the RICS NPS 9C standard.

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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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