

8, The Coach House Lancaster New Road, Cabus,



£360,000

The Hamilton is a grade II listed building dating back to the 1600s and was originally built for Duke James of Hamilton.
Leasehold

The Coach House

This spacious cottage consists of 3 bedrooms and 3 bathrooms. Its fully refurbished while incorporating some original features.

The Coach House provides luxury living and has its own private outside patio area and hot tub.

This prestige development has been well thought out, preserving and restoring original heritage features, along side modern, aesthetic elements. All fixtures and fittings are of elite Georgian brushed brass.

Externally, the property will be a private gated community with intercom and sleek electric gates. There are 28 parking spaces on site, with the added benefit of electric vehicle charging points too.

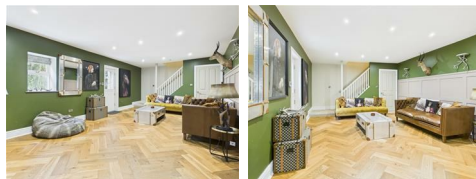
The communal courtyard boasts a large water feature and the communal garden areas contain natural beauties such as apple and plum trees. Perfect for exploring during the summer months.

Kitchen/Diner



Double-glazed window, kitchen area with a range of matching wall and base units, fridge/freezer, washing machine, stainless steel sink, cupboard housing the gas boiler, four plates electric hob and extractor hood, electric oven, microwave, oak floor, radiator, table and benches.

Lounge



Double-glazed windows, stable door to the courtyard, oak flooring, radiators, stairs to the first floor, understairs storage cupboard.

Courtyard with patio area and hot tub.



First Floor Landing

Door to Juliette balcony, carpeted floor, radiator.

Bedroom One



Double-glazed velux window, carpeted floor, radiator, double bed.

En-Suite Shower Room

Shower cubicle with thermostatic shower, wash hand basin, tiled floor, extractor fan, heated towel rail, W.C.

Bedroom Two



Double-glazed velux window, two single beds, radiator, carpeted floor, door to the en-suite.

En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, tiled floor, extractor fan, heated towel rail, W.C.

Bathroom



Double-glazed Velux window, slipper bath, shower cubicle with thermostatic shower, wash hand basin, vinyl floor, heated towel rail, extractor fan, W.C.

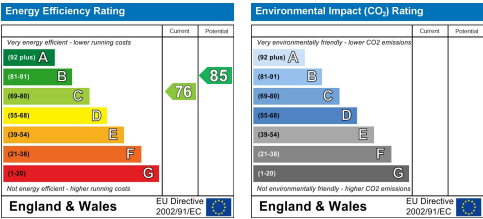
Bedroom Three



Double-glazed velux window,
carpeted floor, radiator, double bed.

Useful Information

Tenure Leasehold 250 Yrs
Start July 2023-End July 2273
248 years remaining
Council Tax Band (D) £2,366
No Onward Chain



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1192 ft²
110.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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