

# 1, Coreless Cottage Dolphinholme, Lancaster, LA2 9AJ



**£175,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Tucked away in the charming, semi-rural village of Dolphinholme, this enchanting character cottage is a home you'll fall in love with the moment you arrive. Brimming with warmth, history and thoughtful modern touches, it has been beautifully renovated to an exceptional standard, blending timeless charm with contemporary comfort.

Step inside and you're greeted by a welcoming lounge where a multi-fuel stove sits proudly in an exposed stone fireplace, complemented by a charming window seat, the perfect spot to unwind on a winter's evening. The kitchen is outstanding, featuring beautifully crafted cabinets and rich wooden work surfaces that add both warmth and style, flowing seamlessly into a versatile utility and boot room.

Upstairs, the spacious bedroom features a cleverly designed storage nook, while the bathroom boasts sleek, contemporary fittings. Outside, you'll find off-road parking and a handy storage shed, all framed by the peaceful backdrop of this picturesque village.

Here, life moves at a gentler pace, with the village school, hall, children's play area, tennis court, and bowling green right on your doorstep. Yet, with Lancaster city centre, Lancaster University, and the M6 (Junction 33) only a short drive away, convenience is never far from reach.

## Lounge



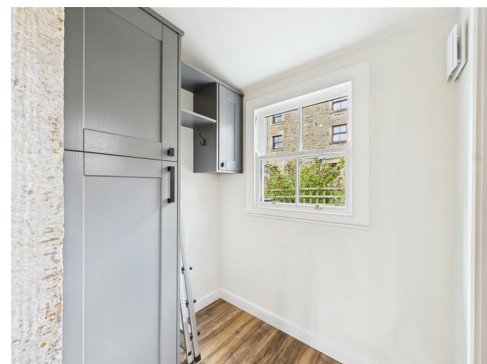
Double-glazed window to the front with a window seat, feature stone fireplace with an inset multi-fuel stove, carpeted floor, radiator.

## Kitchen/Diner



Double-glazed window to the rear, a range of beautifully crafted cabinets with complementary solid wood work surfaces, Bosch four-ring gas hob and extractor hood, Bosch electric oven, breakfast bar, composite sink, fridge/freezer, integrated dishwasher, stairs to the first floor, with a cleverly designed step that opens for storage, radiator, wood effect laminate flooring, underfloor heating, USB point.

## Utility Area/Boot Room



Double-glazed window and door to the rear, wood-effect laminate floor, storage cupboard, underfloor heating.

## First Floor Landing

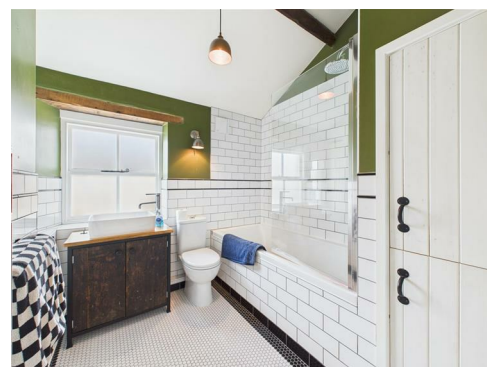
Access to the loft.

## Bedroom



Double-glazed window to the front, large built-in storage cupboard, exposed beams, cast iron fireplace, carpeted floor, radiator, latch door.

## Bathroom



Double-glazed frosted window to the rear, bath with thermostatic shower, vanity unit with inset wash hand basin, linen cupboard, storage cupboard housing the Vaillant combi

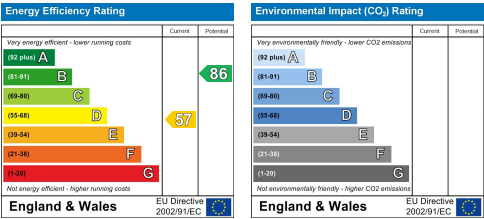
boiler, extractor fan, radiator, vinyl floor, latch door, exposed beams, plumbing for washing machine, W.C.

Outside

Off-road parking to the front, storage shed to the rear and a lawned communal drying area.

Useful Information

Tenure Freehold  
Council Tax Band (B ) £1,873  
No Onward Chain



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk

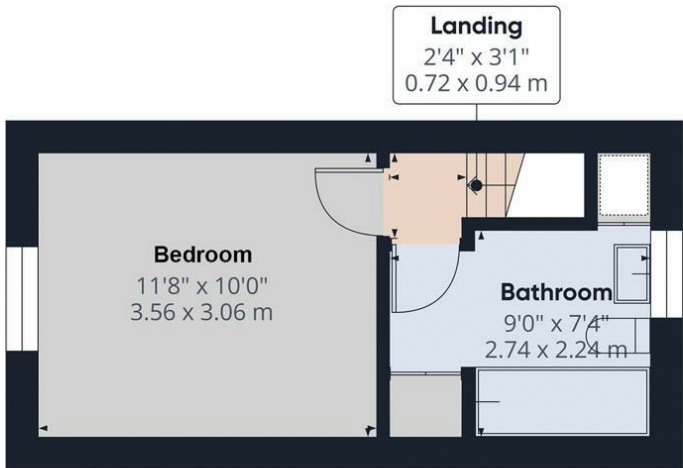


Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



**Approximate total area<sup>1</sup>**  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360