

## Three Acres Denny Beck, Lancaster, LA2 9HG



**£490,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £525000

A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Pattinsons have the legal pack, you can find the property and get in touch with them through the link below.

<https://www.pattinson.co.uk/auction>

A charming and well-presented three-bedroom detached bungalow, positioned on a substantial plot with beautifully landscaped gardens, a sweeping driveway, far-reaching views, and a range of useful outbuildings.

This delightful home offers versatile living space, beginning with a spacious and well-equipped kitchen, ideal for family life and entertaining. The bright and welcoming lounge features a striking sandstone fireplace as its focal point, creating a warm and inviting atmosphere. To the rear, a conservatory offers panoramic views across the gardens to relax and enjoy the outlook in all seasons.

The property boasts three generously sized bedrooms, each offering ample space and natural light. A well-appointed family bathroom completes the interior, blending comfort and practicality.

Externally, the home sits within

extensive gardens that have been thoughtfully designed and maintained, with mature planting, lawned areas, a pond and a variety of seating spaces to enjoy the surrounding countryside views.

Additional features include two single garages, a former stable block that now provides a useful storage room and utility area, and a detached summer house—perfect for use as a home office, studio, or recreational space.

Located on the edge of Lancaster towards the Lune Valley and the village of Caton with great access to Junction 34 of the M6.

#### Entrance Porch

Sliding door to the hallway and tiled floor.

#### Entrance Hallway



Tiled floor, walk-in storage cupboard housing the Ideal combi boiler and consumer unit, radiator, access to the loft which has a pull-down ladder, part boarded with power and light.

#### Kitchen/Diner



Double-glazed windows to the front

and side, a range of crafted oak cabinets with complimentary granite work surfaces, Belling Range cooker with five plates induction hob and three electric ovens, extractor hood, American style fridge/freezer, stainless steel sink, dishwasher, radiator and tiled flooring.

#### Lounge



Double-glazed windows to the front and side with views over woodland, double-glazed doors to the conservatory, feature sandstone fireplace with inset multi-fuel stove set on a sandstone hearth, wood flooring and radiator.

#### Conservatory



Double-glazed door leading to a decking area, carpeted floor and radiator.

## Bedroom One



Double-glazed window to the side, built-in Sharpe's wardrobes, carpeted floor, radiator.

## Bedroom Two

Double-glazed window to the side, built-in Sharpe's wardrobes, carpeted floor, radiator. rear, built-in Sharpe's wardrobes, carpeted floor, radiator.

## Bedroom Three

Double-glazed window to the side, built-in cupboards and shelving, carpeted floor, radiator.

## Bathroom

Beautiful bathroom with a double-glazed frosted window to the side, sunken jacuzzi bath, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, Travertine tiled flooring, extractor fan.

## Outside



Seawpwing wrap around driveway with access to the garages, various patio areas, two water taps, multiple outside power points, greenhouse, lawn area with a weeping willow, pond and seating area,

## Garages



Two single garages with up & over doors, power and light.

## Former Stable Block

Great storage rooms with one of them currently adapted to a utility room with plumbing for a washing machine and space for a dryer, stainless steel sink and W.C.

## Summer House

A fantastic and highly versatile outbuilding, ideal for a variety of uses such as a home office, gym, or workshop. It benefits from its own dedicated consumer unit and solar panels for added efficiency. Double doors open onto a private decking area, offering stunning views across the gardens—perfect for work or relaxation in a peaceful setting.

## Auctioneers Additional Comments

Pattinson Auction is working in Partnership with the marketing agent Mighty House Estates on this online auction sale and is referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a

minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Useful Information

Tenure Freehold

Council Tax Band (E ) £2,893.26

Solar panels contribute

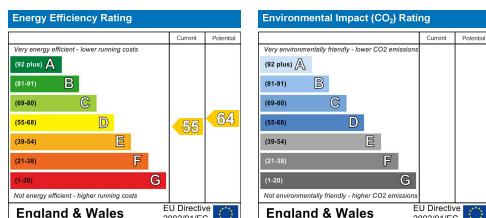
approximately £1500 per year on the 54p per KW tariff).

Calor Gas Heating.

New Roof 2010

New consumer Unit.

Boiler 2yrs old.



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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1583.7 ft<sup>2</sup>

147.13 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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