

## 26, De Vitre Cottages Ashton Road, Lancaster, LA1 5AN



**£200,000**



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

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately, a transparent process which provides speed, security and certainty for all parties.

Step inside this charming cottage and you're immediately welcomed by an abundance of original period features. The lounge sets the tone with its striking stone fireplace, complete with an inset multi-fuel stove, and beautiful parquet flooring that adds both character and warmth. The kitchen has been thoughtfully designed, showcasing bespoke cabinetry paired with solid oak work surfaces, and seamlessly leads into a useful utility room with direct access to the garden.

Upstairs, the first floor offers two delightful double bedrooms and a stylish modern bathroom, perfectly balancing charm with comfort. Outside, a low-maintenance courtyard opens through a gate to a picturesque garden, mainly laid to lawn and bordered by an array of mature trees and shrubs.

DeVitre Cottages offer something truly unique. Tucked away on Ashton Road, this cottage enjoys a peaceful, semi-rural setting while still being only a few minutes' drive from Lancaster's historic city centre. Surrounded by greenery and open space, the location combines the best of both worlds: a countryside feel with the convenience of nearby amenities. Booths supermarket, Lancaster Golf Club, and two of the area's major employers, the hospital

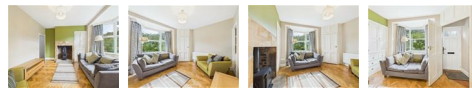
and university, are all within easy reach.

Over the past decade, the owners have carried out a series of considered improvements, thoughtfully redesigning the layout and upgrading the finish to create a home that flows beautifully and offers effortless modern living.

### Entrance Vestibule

Tiled floor, door to the lounge.

### Lounge



Double-glazed bay window to the front, feature stone fireplace with an inset multi-fuel stove set on a flagged hearth, parquet flooring, original built-in cupboards,

### Kitchen/Diner



Double-glazed window to the rear, range of cabinets finished in a white gloss with complementary solid oak worktops, integrated fridge/freezer, stainless steel sink, four-ring gas hob and extractor hood, electric oven, breakfast bar, cupboard housing gas and electric meters, tiled floor, radiator, door to utility room, stairs to the first floor.

### Inner Hallway



Double-glazed door to the garden, tiled floor, radiator.

### Utility Room



Window to the side, Butler's sink, Vaillant combi boiler, oak work surface, washing machine, tiled floor.

### First Floor

Access to the loft.

### Bedroom One



Double-glazed window to the front,

Victorian fireplace, built-in storage cupboard, carpeted floor, radiator.

## Bedroom Two



Double-glazed window to the rear, built-in wardrobe, large storage area, carpeted floor, radiator.

## Bathroom



Frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Outside



Low-maintenance courtyard-style garden featuring mature trees, a useful storage shed and outside W.C. A gate provides access to steps leading up to a generous lawned garden, complete with raised flower beds and bordered by a variety of established trees and shrubs, creating a private and tranquil outdoor space.

## Useful Information

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

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent 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.

The advertised price is commonly

referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

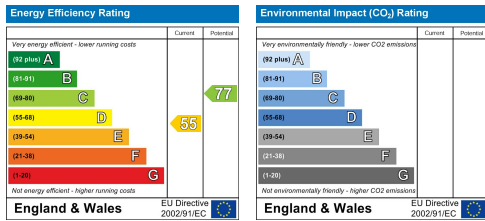
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 £7,200 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

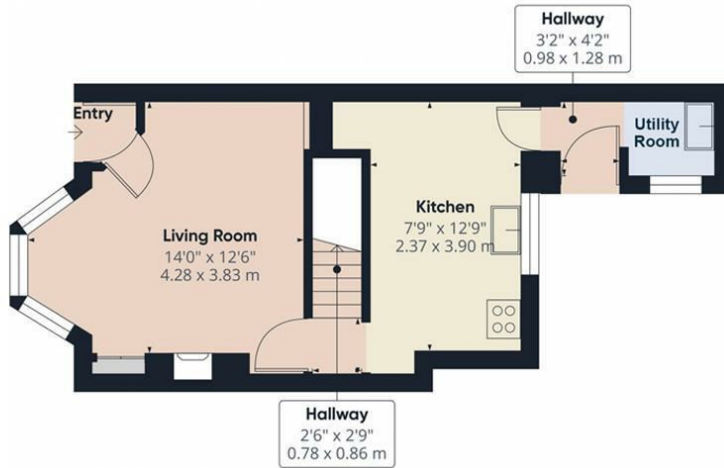
costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third-party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
646 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(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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