

Glenogle Lancaster Road

Caton, Lancaster, Lancashire, LA2 9HX

£420,000

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Do you dream of village life but need to be able to commute easily? Do you need a home which is flexible and versatile? This is a home with space. Use it as 3 bedrooms, Use it as 5 bedrooms. It also has 2 bathrooms!

A brief description

Originally built in 1929 and retaining classic features, Glenogle is a superb family home which is serenely set on an impressively spacious plot. This is a versatile home which is perfect to enjoy as is but also has scope to update and add value. Originally it was designed for a local land owner and surveyor who resided here until 1962. A local butcher then acquired the home and lived here for over 30 years. In 1993 it was purchased by the current owners. This home has had just 3 owners since new.

Offering 3 double bedrooms, 3 reception rooms and 2 bathrooms, this detached residence has space for the entire family to enjoy. Relax in one of the two living areas, invite family and friends over for formal dining or enjoy more casual dining in the breakfast kitchen.

The gardens are impressive, the views outstanding and there has previously been planning permission granted to convert the double garage to create a granny annexe. We invite you to view this very special home.



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property. Plan produced using PlanUp.

Key Features

- Striking detached family home
- 3 bedrooms (all are doubles)
- 3 reception rooms
- Breakfast Kitchen Room
- 2 bathrooms (one on each floor)
- Fabulous views over the countryside
- Utility room
- Double garage
- Large plot with generous garden

Where is Glenogle

Welcome to Gelenogle, a truly distinctive family home perfectly poised in the village of Caton. This home is on Lancaster Road, opposite open fields and surrounded by the greenery that encompasses neighbouring Low Mill.

Caton is a highly desirable village, noted for it's open countryside, leafy surroundings and also its sense of community. The village sits within the Forest of Bowland an area designated as an area of outstanding natural beauty. It's a thriving community with a full range of amenities including a shop, post office, doctors, pharmacy, cafe and two pubs. Education options are excellent with a choice of two primary schools. Both Lancaster Boys and Girls Grammar Schools are within the catchment area as are other highly regarded schools.





4



3



2



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The ground floor

Come in, hang up your coat and step through the entrance porch into the spacious hallway which conveniently sits central in this home. All principal reception rooms lead off the hall.

Straight ahead is the main lounge resplendent with it's large bay window overlooking the immaculately maintained front garden. The Elgin and Hall Wave fireplace sits central creating a warming focal point to this family room. French doors lead you onwards to the snug - a place to enjoy reading the daily newspaper or perhaps a book or two.

The ground floor bathroom is set just off which means - should you need - this room could become a guest room should have the need to accommodate a visiting guest.

The formal dining room also looks out over the front lawn. Also bay fronted, this spacious room is perfect for those who enjoy to entertain family and friends and host the occasional dinner party. You, of course, may be prefer more casual dining in which case this could be used as a 2nd lounge. The choice is yours.

Follow us on and into the L-shaped kitchen diner. We have lots of ideas for this room including extending it by squaring it off and adding bi-fold doors. Currently though it is perfectly workable as it is with white cabinets, a double built oven, integral appliances and a rather pleasing view out over the garden. There is even a stable style door leading out to the garden. The utility room next door is an excellent space with plenty of storage to hideaway family clutter.

The first floor

Take the original returning staircase. Pause at the half landing. Open the french doors and step out on to the balcony and take a moment to admire your views and take in your surroundings. The evening sunset from here is simply fabulous.

To the first floor there are 3 bedrooms - all of which are double rooms. The master bedroom is light and airy due to the dual aspect of this room. The built in wardrobes are stylish and provide his and her storage. The 2nd bedroom is used for the visiting grandchildren - it's a spacious double in its own right and has those fabulous open views. The 3rd bedroom is to the rear. This peaceful feeling room offers a sense of calm and serenity. It maybe the smallest bedroom however it is quite possibly the owners favourite!

The fully tiled bathroom features a 3-piece suite in cream. It is fully tiled to compliment and has a traditional built in airing cupboard.

The attic room

Take the 2nd staircase and up to the attic. This really beats having a pull-down ladder. This fully floored attic makes for excellent walk-in storage. You, of course, may have other ideas for this area of the home. Why not make it into a bedroom?

What we like

Blissfully set in the heart of the Lune Valley and surrounded by greenery, Glenogle is an eye-catching home. Set on a large plot and with previous permission to create a granny annex where the garage currently sits, this distinctive home offers generously proportioned rooms and fabulous countryside views. A must see.



Four or Five bedrooms?

Glenogle is a home which is both flexible and versatile. At first glance, you can quickly see the 3 main bedrooms. However, do you need more bedrooms? Do you need a home which could easily accommodate a visiting guest?

Take a look at the floorplan. You could easily make the attic room into a 4th bedroom. But then there is also the snug. This was originally designed to be a bedroom - it even has an ensuite - perfect for visiting family! This home could easily be 5 bedrooms.

The gardens, drive and double garage

Glenogle is on a large plot with ample off street parking on the block paved driveway for several vehicles. The neat gardens are surrounded by paved pathways leading to a large patio - ideal for alfresco dining. Behind the perfectly cut hedge is the wildlife garden and tucked away are sheds and a potting area - perfect for the enthusiastic gardener.

The double garage (it has power and light) also features a car pit. The owners have previously applied for planning permission which was granted to convert this into a self contained granny annex. Could this be a home where your relatives could join you too - yet still maintain their own independency?



Extra Information

- Glenogle was built in 1929. The original owner resided here until 1962
- This home is double glazed throughout
- It is gas central heated. The boiler is discreetly tucked away in the utility
- The home stands on a generous size plot
- The double garage has lapsed planning permission to create a granny annexe

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