

# 15 Quernmore Road

, Lancaster, Lancashire, LA1 3EB

**£325,000**

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Welcome to Quernmore Road. A five bed period home with bags of potential.

This home really is all about the location and of course those stunning panoramic views. Neighboring Williamson's Park and Lancaster Cathedral, this is a postcode people will be envious of!

## A brief description

Quernmore Road is a prestigious address. Moments from shops, schools, transport links and both the City Centre and countryside. This location has it all.

Flooding with original character and charm, this period home is set over three floors. Stunning decorative cornicing, high ceilings and grand proportions are just some of the features you will fall in love with.

The five bedrooms are all generously sized. The master has a stunning gas fire which has the original tile surround. The views from the rear rooms are simply beautiful, across Lancaster to the rolling hills of The Lake District.

Externally there is a manageable sized rear garden with gorgeous views across to Lancaster Castle. The garden enjoys the evening sun and picture perfect sunsets. Book your viewing to take a closer look!



Ground Floor

First Floor

Second Floor

Total floor area 160.0 sq. m. (1,722 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Key Features

- Five bedroom period home
- Two large reception rooms
- Kitchen with room to dine
- 4 double bedrooms - 1 generous single
- Stunning panoramic views
- Extensive potential
- In need of cosmetic renovation throughout
- Fantastic positioning - close to local amenities and City Centre



## Where is Quernmore Road?

Quernmore Road is a picturesque tree lined street with grand period homes on the East side of Lancaster City Centre.

This is notably one of the most prestigious addresses in Lancaster. Lancaster Royal Grammar School and Lancaster Cathedral are on your doorstep. Access can easily be gained to a number of Lancaster's key employers such as Lancaster University, Royal Lancaster Infirmary or the University of Cumbria.

Both Williamson's Park and Lancaster Canal are a short stroll away, ideal for dog walkers, runners or cyclists. Lancaster City Centre is almost on your doorstep with its vibrant and cultural nightlife and range of independent shops and boutiques.



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## Step Inside...

Take the path up to the front door, it is apparent from the get go that this home is something special.

Step inside the home and you are instantly greeted by characterful cornicing and beautifully high ceilings. The stairs ahead take you up to the first floor, but lets begin in the front reception room...

## The Ground Floor Living

This period home offers two reception rooms. To the front the first reception room benefits greatly from a large bay window, flooding the room with natural light. A fire to the centre of the room with original tile surround creates a warm focal point. This room is the perfect blank canvas to create the cosy family hub.

The second reception room is the to centre of the home and enjoys a pleasing outlook over the rear garden. The original picture rails and cornicing still intact, the room has recently been plastered, ready to be made in to a formal dining space to entertain family and friends. Next is the dine in kitchen...

The family kitchen located to the rear of the home has a social feel. A large breakfast bar joins the space to informally dine and the kitchen together. There is a handy utility space too, ideal for tucking away white goods. Access can be gained to the rear garden from here, great for those summer BBQs.

## The Upper Floors

Three of the bedrooms can be found on the first floor. The master bedroom spans the width of the home, overlooking the front elevation and the tree lined street. A gas fire to the centre of the room has the original Victorian tile surround, a stunning feature. The second bedroom on this level is also a double. Admire the stunning view from the window, benefiting from its elevated position, the views are incredible.

The third bedroom on the first floor is a generously sized single room which again enjoys spectacular panoramic views over the City of Lancaster and across to the Lakeland hills. Adjacent to the smallest room is the family bathroom which is in need of modernisation, this room has fantastic potential. Currently housing a three piece suite with the shower above the bath.

Up on the second floor a further two double bedrooms can be found. The bedroom to the front of the home is the same footprint as the master bedroom, with that added extra privacy. Again much like on the first floor, the double bedroom to the rear is all about those stunning views. It is hard to pick which would be your favourite.



## What we like

*This home has masses of potential, the location is highly desirable, the views are stunning and there is so much character!*

*Paired with the right purchaser this could be the most perfect family home.*



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## The Cellar Rooms

Quernmore Road benefits greatly from having two large cellar rooms, ideal for storage or perhaps converting in the future.

Large stone stairs lead down from the hallway, the cellar is traditional with reasonable head height. This would make the perfect workshop or maybe even a wine cellar!

## The Garden & Views

This is a period home which benefits from a rear garden. Quaint in size, the space to the rear consists of a lawn area which has fantastic views across to the City of Lancaster and views of the castle. Imagine sitting here on bonfire night and watching the amazing fireworks display across the Historic City in the comfort of your own home.

The view to the West is uninterrupted allowing for beautiful sunsets, perfect for enjoying with friends whilst having a BBQ.



## Extra Information

- Council tax band D
- This home dates back to the Victorian era
- Fully uPvc double glazed throughout
- The home is gas central heated, the combination boiler is located in the utility
- The home is set over three floors plus there are two large cellar rooms