

14 Vale Road

, Lancaster, Lancashire, LA1 2JL

£210,000

-  4
-  3
-  1



jdg
sales & lettings

Truly stunning, immaculately presented and deceptively spacious, Vale Road is a period home with a very contemporary twist. You won't find another period home like this. It is truly unique and offers more than first meets the eye...

A brief description

Set on a highly regarded residential street, No 14 Vale Road is a stunning 3-bed period Victorian home.

Unexpectedly spacious, this is a home which fuses period appeal with artistic style. The superb facade offers a preview of the immaculate interiors about to be discovered. This is home which offers more than you would first expect.

Step inside and discover a home which has versatile interiors. Relax in the bay fronted lounge, entertain friends and family in the beautiful dining room. Check out the large kitchen - perfectly suited to those that love to cook. Natural materials feature heavily, from engineered walnut flooring to slate floors.

The 3 bedrooms are generous (how many bedrooms can boast space for a 4-poster bed). The bathroom is 4-piece.

How will you use the attic room and converted basement? Home cinema anyone.....

Ps. This home also has a great garden and a garage. It offers so much more than first meets the eye!



Key Features

- A stunning period home
- 3 generous size bedrooms plus attic room
- 2 beautiful reception rooms
- Large kitchen perfect for family life
- Converted basement
- Spacious attic room
- Many original features
- Engineered walnut flooring and natural slate feature throughout
- Superb garden and garage to the rear

Where is Vale Road?

Welcome to Vale Road, a beautiful, elegant and stylish period home. Set on a quiet road, this is a home which has easy access to both the centre of historic Lancaster, and is also a short commute to the M6 via either Caton Road or the recently opened bay gateway.

It's within walking distance of two primary schools and a popular high school. The canal, river and Ryelands Park are just a short stroll away. Just behind the home is also St Georges Playing field, an open green area enjoyed by local residents, families and dog walkers.

Within the vicinity you'll find convenience stores, plus larger supermarkets are close by. Public transport passes by regularly on the A6.





4



3



1



D



Step inside

Open the wrought-iron gate, follow the stone-paved path that leads to the newly fitted composite front door. Step inside, through the tiled entrance vestibule and into the welcoming slate floored hallway. Stairs ahead lead to the first floor. Turn left into the bay fronted lounge.

The ground floor living

This is a home brimming with original features and exciting modern twists. In both the lounge and dining room, the ceilings are high, the original cornicing is intact. Engineered walnut flooring features and is teamed with grey wells, each room featuring a pop of vibrant colour.

The lounge features a warming multi-fuel stove, perfect now those Autumn evenings are almost upon us. The dining room, which features under floor heating, has the space to entertain friends and family in style.

The classical kitchen features shaker style units in white, chosen to suit the character of the home. The cabinets have been paired with solid walnut work surfaces and stunning split faced slate splash-backs. Inset is a Belfast sink. Feet are kept toasty warm thanks to the underfloor heating that warms the natural slate floor.

The basement conversion

Feel the plush carpets under your feet as you take the steps down to the converted basement. Useful storage is ahead, and in one of the built-in cupboards, the meters are discreetly hidden away out of sight.

This basement room is used as a multi-functional room; currently used as a home office, it can also be used as a second sitting room or bedroom if required. How will you use it? Could it become a home cinema?

The first floor

The first floor is home to the 3 bedrooms and a beautiful 4-piece bathroom.

The master bedroom impresses. How many bedrooms can boast the space for a 4-poster bed, large wardrobes and a large arm chair? The decor feels dramatic in deep greys combined with an engineered walnut floor. A large bay window keeps the room feeling light.

Two further bedrooms look out over the rear garden; the 2nd is a spacious double bedroom, the 3rd a good size single bedroom. Both feature oak laminate flooring and turquoise/grey decor.

The 4-piece bathroom is beautiful. A modern free-standing bath sits on a slightly raised plinth with a stunning split faced slate backdrop. The walk-in shower enjoys a dual feature shower head with optional rain shower above. The tiling is natural slate. The floor tiling is natural slate and is warmed by under floor heating.

The attic room

Take the stairs from the first-floor landing and head up to the attic room. A large Velux window floods the room with light, and an exposed brick and stone wall features at either side. Beams have been stripped back and varnished to bring out their original warm tones.

There is also discreet hidden storage in the eaves.

The gardens and garage

What we like

"I'm a little bit in love with this home. I daren't ask the homeowners how much they have spent creating this perfect property. It is truly stunning.

No expense has been spared. I love the use of walnut and slate. I love the injection of colour and how this home has a true personality.



jdog
sales & lettings

Outside, the garden to the rear leads to the detached garage. This perfectly neat garden features colourful planting, attractive fencing and a raised deck for alfresco dining.

The artificial lawn ensures this garden is easy maintenance. Footsteps away is the Saint Georges Playing field - perfect for those with energetic children who enjoy kicking a ball around!



Extra Information

- This home has been extensively refurbished over the course of the past 4 years
- Underfloor heating has been installed in the dining room, kitchen and bathroom
- The roof was overhauled and a re-slate of the extension roof was carried out in 2018
- The kitchen was updated in 2016
- The bathroom was brand new in 2016
- The home has been professionally decorated, skirting boards and ceiling roses have all been replaced
- The multi fuel stove in the lounge was installed in 2016
- This home is council tax band B

58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w. www.jdg.co.uk

jdg
sales & lettings