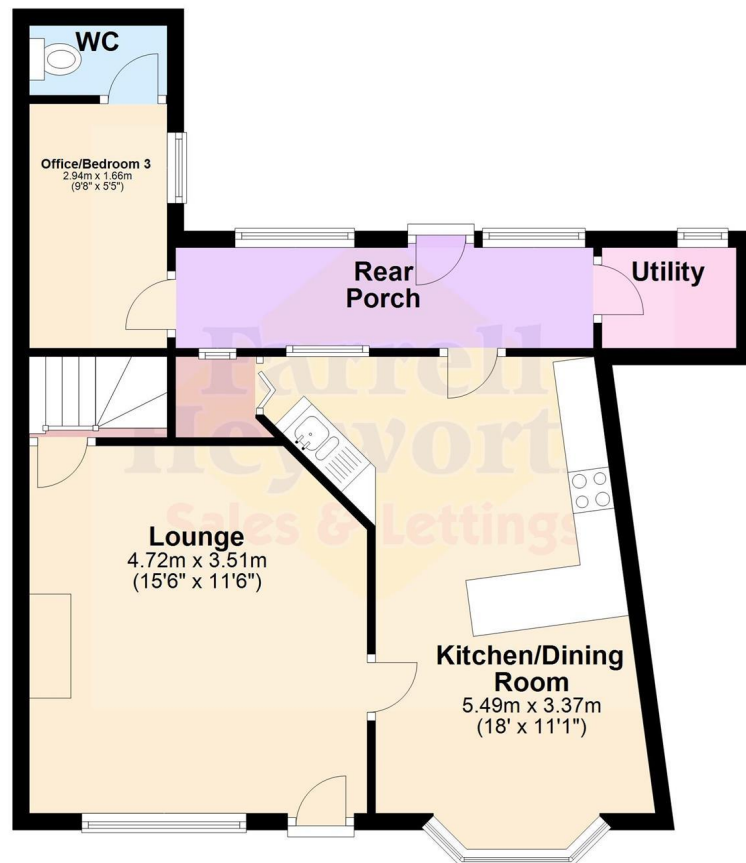


**£227,500**

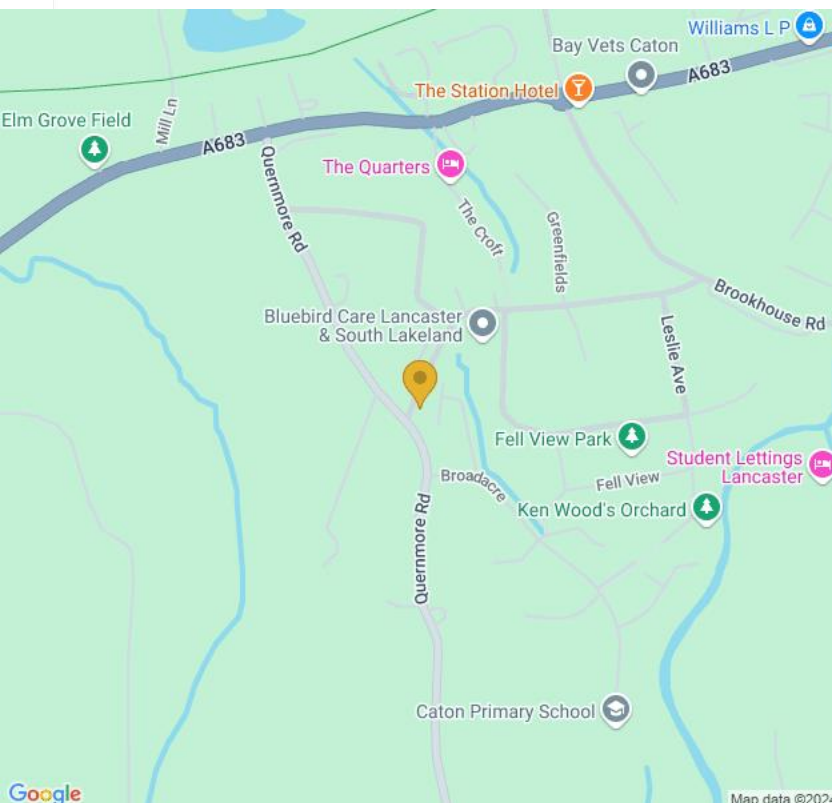
Rockmjock, Caton,  
Lancaster LA2



**Ground Floor**



**First Floor**



**Farrell  
Heyworth**  
Sales & Lettings

**Lancaster  
18 New Street  
Lancaster LA1 1EG**

**Tel: 01524 842222**

**Email: [lancaster@farrellheyworth.co.uk](mailto:lancaster@farrellheyworth.co.uk)**

**<https://www.farrellheyworth.co.uk/lancaster>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Spacious Three Bed Terrace Cottage Available In Lune Valley**
- **19th Century Period Features, Spacious Lounge, Kitchen Diner**
- **Three Bedrooms, Bathroom & Separate WC downstairs, Private Yard**
- **Located In Popular Village Near Lancaster With Great Access To M6**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Farrell Heyworth are pleased to present this spacious Three bed Period terrace property in the popular village of Caton in the Lune Valley.

This double fronted property offers period cottage features, while providing spacious living accommodation on the ground floor over multiple rooms.

There is a spacious kitchen diner with a separate large lounge. Additionally on the ground floor the property offers space for a contained utility room and an extra useful space that can be used for office, playroom or guest bedroom with a WC.

On the first floor, there are two bedrooms and a family bathroom overlooking the private rear yard.

The property has been lovingly cared for and offers fabulous village living in a period property.

The village of Caton with Brookhouse has all the village amenities required, while being close to the Crook of Lune, Morecambe Bay, Lancaster University and transport links for anyone looking to commute either North or South by Road or Rail.

Tenure: Freehold  
Council Tax: Band C









