



29 Belle Vue Terrace, Lancaster

In Excess of £625,000





29 Belle Vue Terrace

A rare opportunity to acquire a handsome and spacious six bedroom period home set along the elegant and sought after Belle Vue Terrace. This distinguished Victorian residence is brimming with original charm and period detail. Tucked away from the roadside amongst a beautiful row of characterful homes, this property offers the perfect balance of city convenience and residential tranquillity.

Located just outside the vibrant heart of Lancaster, the home offers easy access to the city's thriving cultural scene, independent shops, cafes, and restaurants, as well as an exceptional range of amenities. Highly regarded local schools are within walking distance, including Lancaster Boys' and Girls' Grammar Schools, Ripley St Thomas, and a number of excellent primary schools. Lancaster University and the University of Cumbria are easily accessible, and the Royal Lancaster Infirmary is also close by. Commuters will appreciate the proximity to Lancaster train station—offering direct services to London in approximately 2.5 hours—and excellent access to the M6 via Junctions 33 and 34.

Generously spread across four floors, including a two-room cellar, the property showcases an abundance of period features, including fireplaces, deep skirting boards and decorative corning. This spacious home offers versatility and potential in equal measure.

The accommodation includes two impressive reception rooms to the front with bay windows and shutters, rear dining room and fitted kitchen and utility room to the ground floor. Three double bedrooms and a bathroom to the first floor and a further three double bedrooms and a cloakroom to the second floor, ideal for modern family living. Unusually for such a central location, the property also boasts a walled rear garden and parking to the front.

While some modernisation is required, the potential to restore and enhance this property into a truly magnificent forever home is undeniable. This is a rare chance to acquire a landmark property with character, scale, and exceptional potential in one of Lancaster's most desirable addresses.



GROUND FLOOR VESTIBULE 6' 4" x 4' 8" (1.94m x 1.41m)

ENTRANCE HALL 14' 4" x 6' 3" (4.36m x 1.90m)

SITTING ROOM 12' 0" x 11' 11" (3.66m x 3.64m)

DINING ROOM 19' 7" x 10' 8" (5.96m x 3.24m)

LIVING ROOM 19' 0" x 9' 2" (5.80m x 2.80m)

KITCHEN 17' 1" x 7' 7" (5.21m x 2.30m)

CLOAKROOM 8' 10" x 7' 0" (2.68m x 2.13m)

FIRST FLOOR LANDING 9' 3" x 6' 9" (2.83m x 2.07m)

BEDROOM 17' 6" x 13' 11" (5.34m x 4.23m)

BEDROOM 12' 8" x 12' 0" (3.85m x 3.65m)

BEDROOM 12' 5" x 12' 3" (3.79m x 3.73m)

BATHROOM 11' 11" x 7' 1" (3.64m x 2.15m)

SECOND FLOOR LANDING 9' 5" x 9' 3" (2.88m x 2.83m)

BEDROOM 16' 5" x 9' 9" (5.00m x 2.98m)

BEDROOM 17' 8" x 7' 5" (5.38m x 2.26m)

BEDROOM 12' 6" x 9' 11" (3.82m x 3.02m)

CLOAKROOM 4' 11" x 4' 6" (1.50m x 1.37m)

LOWER GROUND FLOOR

CELLAR ROOM 20' 0" x 11' 0" (6.10m x 3.35m)

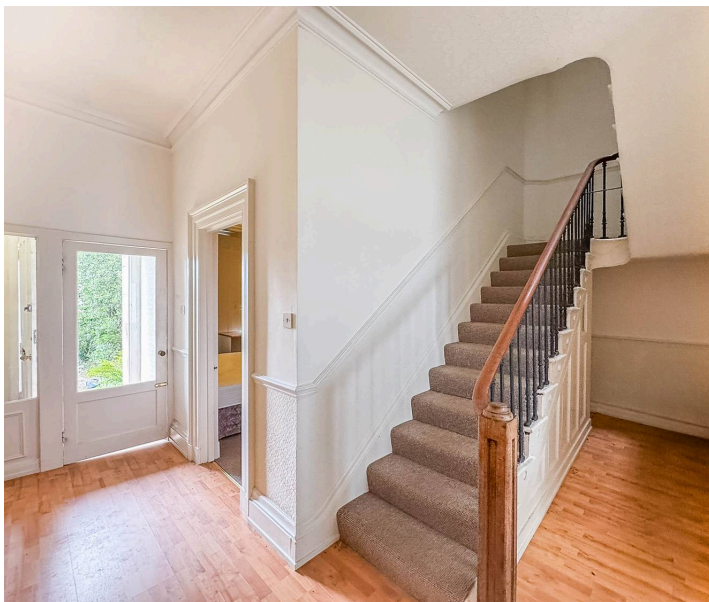
CELLAR ROOM 17' 7" x 15' 0" (5.36m x 4.58m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

SERVICES Mains electric, gas, water and drainage.

EPC Rating D, Council Tax Band E, Tenure: Freehold





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