



Aughton Old Hall, Aughton
£775,000





Aughton Old Hall

Aughton, Lancaster

Escape to the country with no compromises!
Unique opportunity to purchase a stunning, Grade II listed home. Dating back to 1670
Aughton Old Hall offers all the character you would expect and yet combines it with modern, energy efficient living.
Council Tax band: F

Tenure: Freehold

- Detached Grade II C17th Farmhouse
- 4 Bedrooms & 3 Bathrooms
- Additional Self Contained Cottage Annex
- Separate Studio/ Home Office
- French Doors to The Garden
- Workshop & Potential Gym
- Gardens & Plenty of Parking
- B4RN Connection, Solar Panels & Air Source
- Lune Valley Views
- Great train & road Links to city & M6





Built in 1670 and Grade II listed Aughton Old Hall has had a full renovation in recent years but you will find the character fully intact. A spa style en-suite to the master and a modern bathroom with free standing slipper bath complement perfectly with high open ceilings and exposed beams. The flagged floor in the kitchen is polished and the cream Aga (electric) matches the country style kitchen with Belfast style sink, stable door and French Doors opening to the garden. There's plenty of space for the kitchen table giving this split level kitchen a real 'Heart of the Home' feel.

Country Kitchen

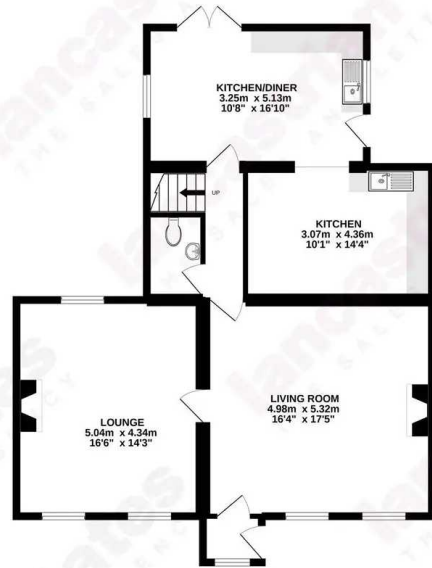
At the rear the split level kitchen with dining area occupies the rear and there is a ground floor cloakroom/WC off the hallway. With solid cabinets, simply stunning polished, hardwood worktops, stable style door and naturally an Aga this really is the perfect country kitchen. A French Door opens to the flagged seating area at the rear. There is plenty of space for a table and chairs making this a real "heart of the home" kitchen and the lower kitchen area with Belfast style sink is a great laundry and kitchen area.

Bedrooms, Bathrooms & Annex

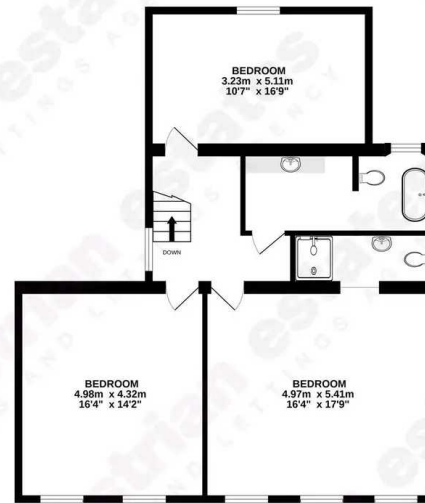
Upstairs you will find three double bedrooms and the bathroom. The master bedroom has an en-suite and the high vaulted ceilings create a real sense of space and light. The views to the front are simply idyllic and with window seats below you can sit and really breathe them in. The Annex is perfect for visiting family, teenagers or a granny annex. There is open plan living to the first floor and a large double bedroom with en-suite shower room to the ground floor.



GROUND FLOOR



1ST FLOOR



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