



Hawkshead Farmhouse,
Quernmore, Lancaster, LA2
9NA

Hawkshead Farmhouse, , Quernmore, Lancaster

The property at a glance



- Extraordinary Grade II Listed Farmhouse
- Approximately Ten Acres of Land
- Two Storey Barn, Stables, Tack Room and Grazing Fields
- Four Bedrooms
- Spread Across Three Floors
- Original Features Throughout
- Ample Off Road Parking
- Tenure Freehold
- Council Tax Band TBC
- EPC Rating Exempt



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£1,500,000

Get to know the property



A QUINTESSENTIAL COUNTRYSIDE RETREAT IN QUERNMORE

Tucked away in the tranquil village of Quernmore, this extraordinary Grade II listed farmhouse is the embodiment of refined rural living. Set within 10 acres of gently rolling countryside, this beautifully converted barn offers not just a home, but a lifestyle — where character, comfort, and equestrian excellence meet.

The expansive interior is perfect for modern family life, with four versatile reception rooms ideal for entertaining, relaxing, or working from home. Four generous bedrooms and three well-appointed bathrooms ensure space and privacy for every member of the household. Throughout, traditional features such as stone mullioned windows, exposed beams, and heritage stonework create a warm and authentic atmosphere — all seamlessly complemented by tasteful modern finishes.

For those with a passion for horses, the facilities are exceptional. A professionally constructed 20m x 60m outdoor arena, four carefully designed stables, and secure turnout paddocks provide everything required for training, care, and leisure. Whether you're a seasoned rider or a keen hobbyist, this is a setup that supports and inspires. The property's gardens offer their own sense of magic: a charming walled garden surrounds a peaceful pond, while formal lawns and borders lend themselves beautifully to outdoor dining, summer gatherings, or moments of stillness. It's a setting that invites you to slow down and savour every season. Despite its private feel, the home is just a short drive from Lancaster's array of shops, schools, and cultural attractions. Excellent transport links make commuting convenient — without compromising on the sense of countryside escape.

Whether you're seeking a base for your equestrian pursuits, a country home to raise a family, or a retreat from the pace of modern life, this remarkable property offers a rare opportunity to settle somewhere truly special.

Ground Floor

Entrance Hall

21'4 x 4'1
Hardwood single glazed front door, double glazed window, central heating radiator, exposed beams, spotlights, solid oak flooring, doors leading to reception room, utility, kitchen and dining room.

Reception Room

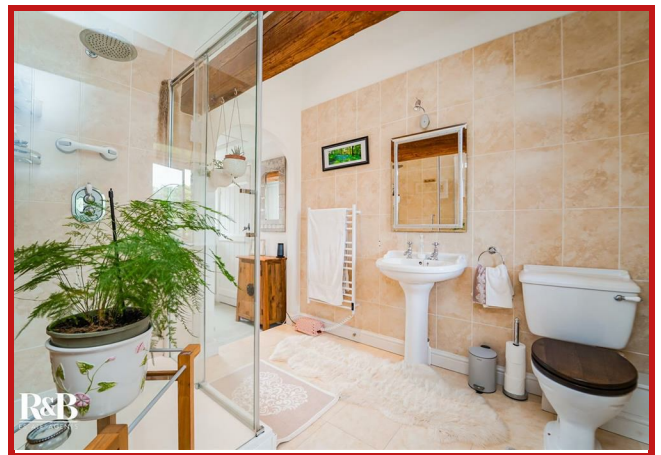
22'9 x 16'11
Two double glazed mullioned window, double glazed window, two central heating radiators, spotlights, log burner, solid oak flooring, vaulted ceiling, open to breakfast area, stairs to first floor and French doors to rear.

Breakfast Area

9'0 x 4'6
Set within original stone barn entrance with double glazed window and French doors to front.



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Take a nosey round

