

OLD SCHOOL HOUSE

OIEO £885,000

Tunstall, LA6 2RQ

In the heart of the Lune Valley with stunning far reaching views, a charming, detached Grade II Listed former school and school house offering beautifully presented character accommodation, set in immaculately kept gardens adjoining open fields.

Dating back to the 17th Century, refurbished and extended in 1997, the rooms are generous, light and bright with a sitting room leading out to a terrace, snug, dining kitchen with Aga, utility/laundry room and cloakroom, good-sized landing, four double bedrooms, one being en suite and a house bathroom. Private driveway with excellent parking and turning, a row of stone and slate outbuildings comprising two garages, a workshop and open fronted store offering further potential, as well as delightful landscaped, walled gardens from which to enjoy the splendid views across open countryside towards Ingleborough and the Barbon Fells.

Ready for you to move straight into and start enjoying life in this popular village, being highly accessible for road and rail links and convenient for Kirkby Lonsdale and Lancaster.





Welcome to **OLD SCHOOL HOUSE**

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Tunstall - a wonderful village to call home - lying in the heart of the scenically renowned Lune Valley, this Conservation Area village has a church, village hall, tennis court and a popular pub, The Lunesdale Arms. A series of footpaths ensures that many lovely walks, runs or cycle rides are available from the front door.

The Lune Valley lies between the **National Parks of the Lakes and Dales**; every bit as desirable and beautiful, it encapsulates a series of villages framed by undulating hills offering thriving country life, local communities and village living. Also close by are the coastal areas of **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** so whatever your interest, there is something for everyone.

The award winning market town of **Kirkby Lonsdale** is conveniently located 4 miles to the north and has much on offer in terms of places to eat and drink, independent shops, a weekly market, a bank and a post office, as well as a branches of Boots and Booths, our regional supermarket. There is also a range of commercial businesses represented in the town, as well as an opticians, two dentists and a doctors' surgery.

The Georgian city of **Lancaster** (13.5 miles) offers a comprehensive range of amenities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary

If you are researching schools then Lancaster is home to the well regarded boys' and girls' grammar schools and Queen Elizabeth School at Kirkby Lonsdale is highly respected. Primary schools are up and down the valley at Homby, Kirkby Lonsdale, Caton and Melling. There are also independent schools at Sedbergh (with Sedbergh Preparatory School located at Casterton) and Giggleswick.

Travelling further afield:

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Tunstall. Off the A683, J34 of the M6 is 10.9 miles distant.

By train - on the main West Coast line, stations are at Lancaster (14.1 miles) and Oxenholme (14.2 miles) with direct trains to London Euston, Glasgow and Edinburgh. Wennington (3.8 miles) is on the Bentham Line which runs between Leeds to Morecambe via Skipton.

Directions - from J34 of the M6, head north along the A683 through the villages of Caton, Cloughton, Homby and Melling. At Greta Bridge bear left and on entering the village of Tunstall, and after passing The Lunesdale Arms on the left, take the first turning on the right onto Church Lane. Old School House is the first property on the left.

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Grade II Listed character property in a desirable village setting

Situated on Church Lane, a highly sought-after residential address and 'no through road' within the popular Lune Valley village of Tunstall, Old School House is an impressive Grade II Listed stone and slate detached former school and school house set in delightful landscaped gardens and enjoys stunning open views from the principal rooms.

The original two storey cottage (the southerly elevation) was built in the 17th Century and then given to the villagers of Tunstall in 1753 to be used as a school and schoolhouse. The endowment is commemorated in a plaque framed by pilasters and a cornice set above the original front entrance. It is inscribed in Latin, the translation reads:

'To John Farrer gentleman and John Fenwick esquire, who endowed this school in order that youth might have access to the beauty of virtue and the light of letters, the parish of Tunstall had pleasure in placing this storie in praise and gratitude, 1753.'

Many of the character features remain; the listing notes that externally the windows have stone surrounds with slight chamfer, and the door has a surround whose cyma moulding forms a ogee shape on the lintel. To the right is a later addition with blocked doorway, now a window; the lintel is a re-used Medieval artefact, incised with a sword and a cross within a circle.

Internally, there are beamed ceilings, exposed cruck beam in the principal bedroom, oak window lintels, recess niches and stone fireplaces in the sitting room and snug.

Extended (to the rear) and fully refurbished in 1997, the property has been home for the current owners since 2005. Well maintained and immaculately presented, the rooms are generously-proportioned and light filled with a gross internal area of c.1850 sq ft (171.9 sq m). There is also the potential to convert the workshop and garages into ancillary accommodation (subject to the relevant consent).

Let us take you on a tour...

A stone and slate **porch** with flagged floor and stone bench leads into the **hall** with oak floor, understairs cupboard and two piece **cloakroom**.

The triple aspect **sitting room** is a welcoming space with French windows leading out to the north facing flagged terrace - perfect for the warmer days and in the winter months, there's a wood burning stove. There are also far reaching easterly views towards Ingleborough.

At the heart of every home is a **dining kitchen** with Aga. Fitted with base and wall units, granite worktops, pot sink, integral electric hob, oven and grill, dishwasher and refrigerator. The two oven red Aga is set in a tiled recess and there is a built-in cupboard with pine doors.

Off the kitchen to the west is a cosy **dining room/snug** and to the east, a useful **utility/laundry room** with base units, sink unit and stable door providing external access.

A pine staircase with tall window leads to a spacious **landing** with **four double bedrooms** and a **house bathroom**.

The principal bedroom is open to the apex with exposed timbers, elevated storage, far reaching views across open countryside and an **en suite shower room**. Bedroom 2 is dual aspect, has built-in wardrobes to one wall and splendid valley views. Bedroom 4 is currently used as an office. The three piece bathroom completes the accommodation.

Providing excellent storage is a large boarded **loft space**, accessed from the principal bedroom.

Outside space

A cattlegrid with timber gates leads to a gravel driveway providing excellent parking provision. There is an original well, thought to be one of only three wells in the village and which pre-dates the house. The well has a grill for safety reasons.

To the northeast of the house stands a **row of stone and slate outbuildings** c. 751 sq ft (69.8 sq m) offering huge potential for several different uses - gym, home office, hobby room etc.

As it currently stands, there are **two garages** with double open doors, one with mezzanine storage and a **workshop** in addition to another area with a window. These areas have power, light and water and are served by an independent oil fired central heating system.

Adjoined to this, is an **open fronted storage area** with mezzanine storage.

Also, a **former privy** provides a garden store.

Wonderfully manicured walled gardens wrap around the house. To the front, a wrought iron gate leads to a walled foregarden with lawn and box hedging, borders and a raised seating area.

In the rest of the gardens, there are level lawns, some raised, with planted borders, mature trees and seating areas from which to enjoy the stunning views across open countryside to the Barbon Fells.

Services and specifications

- Mains electricity and water
- Oil fired central heating with wood burning stove in the sitting room and a multi-fuel stove in the dining room/snug
- The stone outbuilding has its own separate heating system with insulated roof
- Drainage to a septic tank located within the property's boundaries
- B4RN Broadband connected - if you're not familiar with this excellent local service please have a look at their website b4m.org.uk. This is fabulous if you are looking to work from home or just stay connected with the outside world.
- A combination of double and single glazed windows
- Solid pine tongue and groove internal doors with Suffolk latches
- Security alarm
- External power points
- External cold water tap
- External lighting





The finer details

Council tax

Old School House is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

Please note

- The property is Grade II Listed
- Tree Preservation Orders apply
- Photos taken June 2023.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft

Outbuilding = 69.8 sq m / 751 sq ft

(Including Garages)

Total = 241.7 sq m / 2601 sq ft

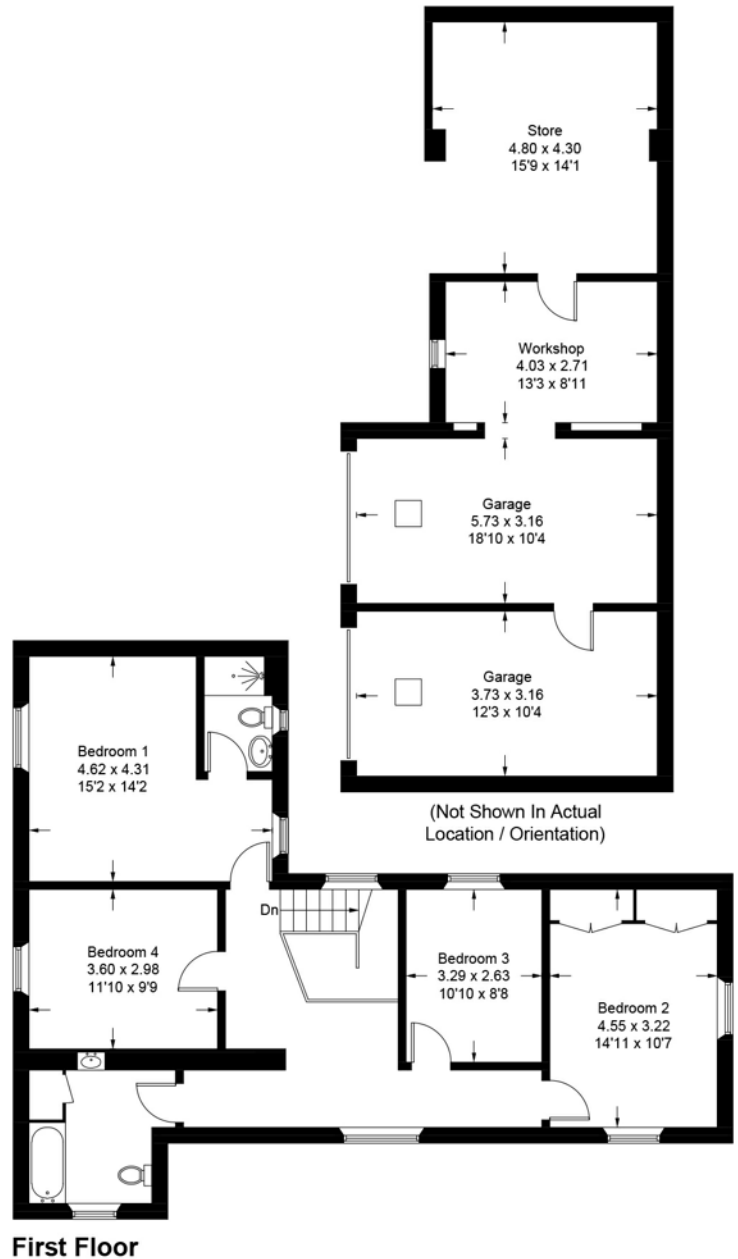
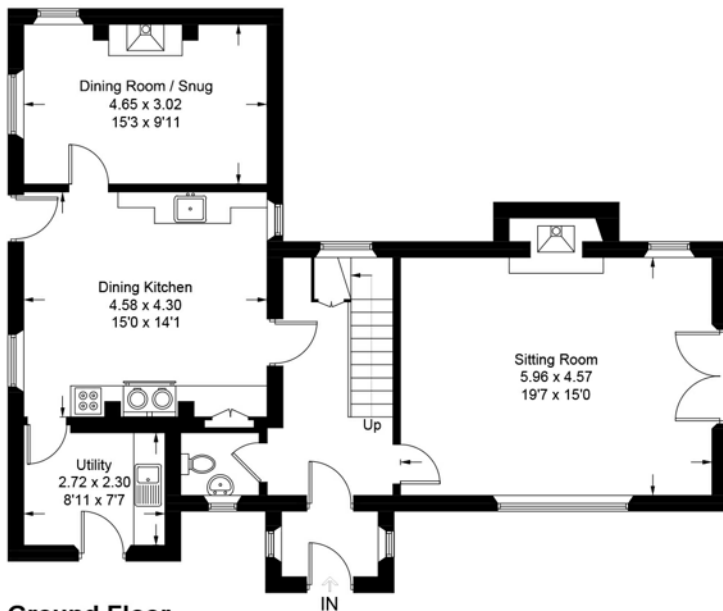
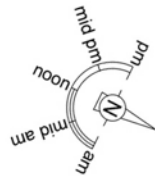


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