

STORRS HALL ESTATE

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Arkholme, Lancashire

One of the Lune Valley's finest country estates with far reaching views

- Grade II Listed Hall with three reception rooms and eight bedrooms
- Attractive gardens and grounds
- Indoor swimming pool, tennis court and ancillary cottage
- Garaging and outbuildings
- Three residential properties
- Two redundant farmhouses and barns (with potential to develop STPP)
- Farmland
- Shooting Rights and woodland

In all, about 310 acres



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INTRODUCTION

Situation

Situated in the heart of The Lune Valley, between the villages of Arkholme and Gressingham, Storrs Hall commands a wonderful setting with excellent far reaching views. The surrounding area is characterised by mixed livestock farming, ancient woodland and rolling countryside.

Storrs Hall is located to the southeast of the village of Arkholme, a sought-after and picturesque village in the Lune Valley with a thriving community, reinforced by the school and village hall.

The attractive Cumbrian market town of Kirkby Lonsdale is extremely popular and offers an abundance of independent shops, restaurants and pubs, a post office, bank, a weekly market, a Booths supermarket and Boots Chemist, as well as an opticians, doctor's and dentists' surgeries.

The Georgian city of Lancaster offers a comprehensive selection of facilities, as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

Known as the Gateway to the Lakes, Kendal also offers a wide selection of education, employment and recreational facilities.

The area is renowned for excellent schools including independent schools at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere, as well as Grammar Schools in Lancaster. Primary schools are either at Arkholme or Kirkby Lonsdale.

DIRECTIONS (LA6 1BB)

North: From Kirkby Lonsdale, head southwest on the B6254 through the villages of Whittington, Newton and Arkholme. After leaving Arkholme, continue for approximately 0.7 miles and the entrance to the hall is on the left-hand side.

South: From Junction 35 of the M6 motorway, travel east on the B6254, signposted for Kirkby Lonsdale. Continue along the road for approximately 4 miles. After passing a second turning to the right for Gressingham, the entrance for Storrs Hall will be seen on the right-hand side, after about 0.25 miles.

What3Words: allergy.tailed.poses

- Kirkby Lonsdale 6 miles
- Carnforth 5.5 miles (10 minutes to Junction 35 of the M6 motorway)
- Lancaster 12 miles with direct services to London Euston, Manchester, Glasgow and Edingurgh
- Kendal 20.5 miles
- Manchester 66 miles (Manchester Airport 76 miles)
- Leeds 62 miles (Leeds Bradford Airport 55 miles)

All distances and times are approximate





HISTORICAL NOTE

William Storrs gave his name to the property which originally stood on the site in 1242/43. It remained in the Storrs family until 1701 when it passed to Doctor Anthony Askew who had married into the Storrs family. Dr Askew built a medieval house on the site in 1716.

In 1848, Dr Askew's descendant, Henry William Askew, sold the estate to Francis Pearson, a local solicitor in Kirkby Lonsdale (known as the Kirkby Devil) who rebuilt the Grade II Listed hall in its present gothic style.

Built of sandstone with a slate roof in the domestic gothic style, the house has a four storey embaffled tower to the rear with an octagonal corner turret.

The property has the appearance of a much larger house, but provides a manageable home having a very fine suite of principal reception rooms with original period features and fine views over the Lune Valley and the famous Yorkshire Dales Three Peaks.





STORRS HALL, BOTHY, GARDENS, GROUNDS AND FARMLAND

C. 68.08 acres (27.55 hectares)

Ground floor

The main entrance is through substantial double doors into the panelled reception hall having parquet floor and stone fireplace with wood burning stove and over mantle mirror.

With splendid views across the garden, the sitting room with parquet floor and stone fireplace is open to the study with limed oak bookcases, stone flagged floor and fireplace.

The oak panelled, dual aspect dining room has an ornate stone fireplace bearing Francis Pearson's initial and a decorative over mantle mirror, a coffered ceiling and drinks cupboard.

Bathroom with four-piece suite; this connects to the gym with shower room. French windows lead into the indoor heated swimming pool with hot tub and three sets of doors leading to the gardens.

From the gym, a vaulted stone arch leads to the lower kitchen with a range of Smallbone kitchen units with granite worktops, a Rangemaster stove, Meile combination oven, microwave and coffee machine. An inner hall leads to

the stone spiral staircase and the boiler room.

The main kitchen is fitted with a comprehensive range of Smallbone Kitchen units, granite worktops, island unit, a larder cupboard, walk-in shelved pantry and a four oven Aga with electric module. The kitchen is open to the conservatory with fitted blinds, a Godin gas stove and two sets of doors providing access to the garden.

With two external access points, vaulted cellars with wide stone steps to two wine cellars with bins, workshop and store housing the pool filtration system.

From the reception hall, a wide oak staircase with leaded and stained lantern above leads to a half landing. Double doors lead into the triple aspect drawing room with elaborate cornice and plasterwork to the ceiling and stone fireplace.

Bedroom 5 with stone fireplace. The staircase divides and continues to the first floor.

First floor

Off the main gallery landing, the principal bedroom suite has a panelled double bedroom, walk-through dressing room and a five-piece en suite bathroom. A staircase rises providing one point of access to the attic rooms.



Bedroom 2 with walk-in wardrobe and four piece en suite bathroom.

Bedroom 3 with five piece en suite bathroom.

Bedroom 4 with fitted wardrobe and open plan three piece en suite.

Second floor

A staircase to the west of the property rises up from the main landing to a half landing with house bathroom 2 having a six piece suite.

Off the main landing are bedrooms 6 and 7 both with marble fireplaces.

A staircase to the east leads to bedroom 8 with exposed trusses and house bathroom 3.

Third floor

From the second-floor landing, the stone spiral steps rise to the snooker room with a pair of marble fireplaces and 360 degree vista including a stunning view of Ingleborough.

Attics

Accessed via two staircases, there is excellent attic space currently used for storage, but providing additional opportunities.

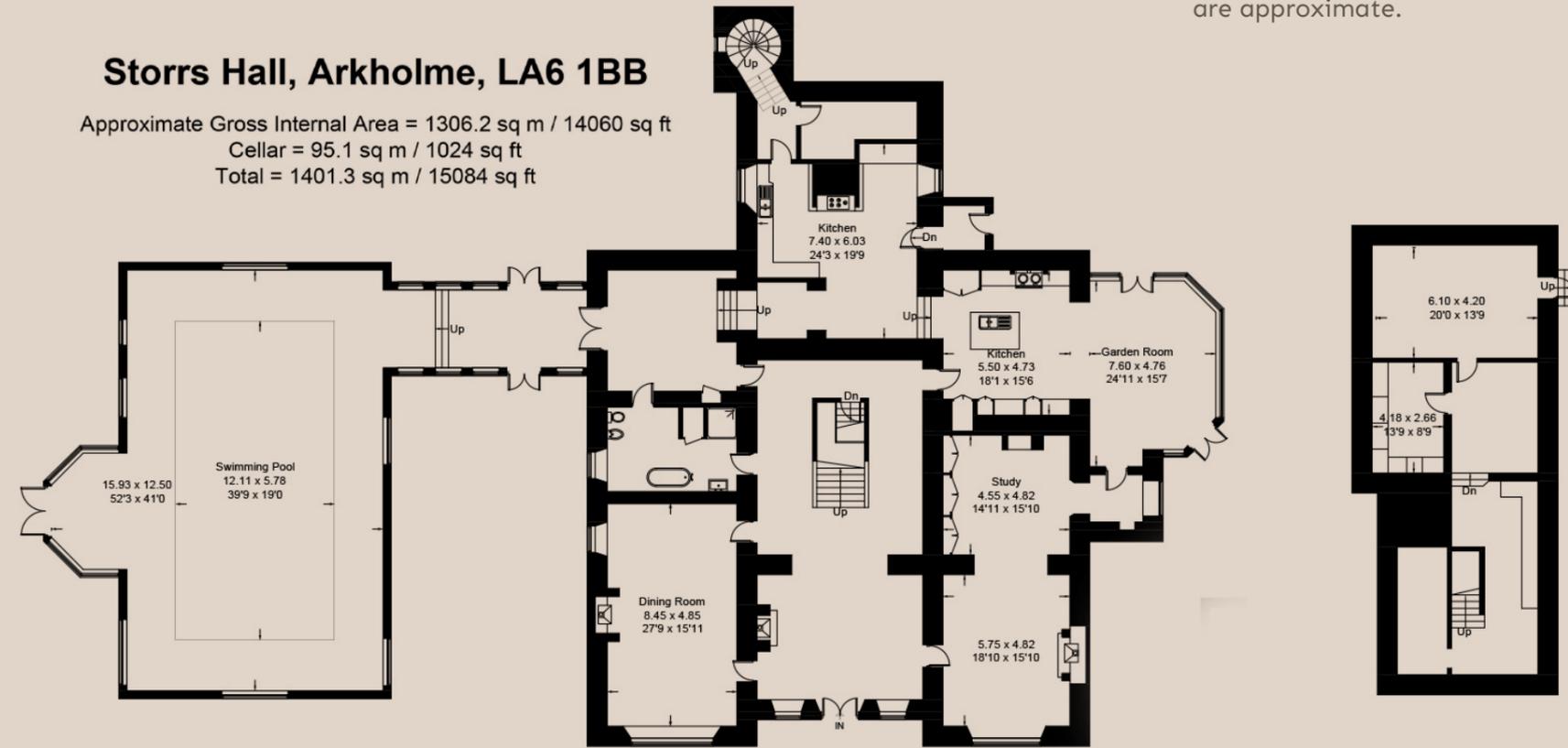




Storrs Hall, Arkholme, LA6 1BB

Approximate Gross Internal Area = 1306.2 sq m / 14060 sq ft
 Cellar = 95.1 sq m / 1024 sq ft
 Total = 1401.3 sq m / 15084 sq ft

Illustration for identification purposes only, measurements are approximate.



Ground Floor

Cellar

= Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor

Third Floor

GARDENS AND GROUNDS

A secure gated entrance with cattlegrid leads to a gravel drive with electric lanterns to a traditional carriage turning circle with central lawn, pond and fountain.

The beautifully manicured gardens are a true delight with wrought iron railings along the southern boundary and splendid views across the parkland. There are several lawn gardens, seating terrace, established trees and mature shrub borders, the 'apple tree' lawn garden, summerhouse with external power points, a cherry tree with swing, lightly shaded area with wildlife pond, areas of woodland with an abundance of spring bulbs, kitchen garden with greenhouse, vegetable beds and fruit cages and wooden garden sheds. There is a dog run with wrought iron railings directly outside the lower kitchen.

To the southwest, there is a separate area of mature woodland, Bent Wood, with a variety of trees including a sequoia, spring bulbs, gravel pathways and a wooden footbridge across the beck.

The gravel drive continues around to the north to a stone and slate double garage with up and over doors, power, light and flagged parking to the front.

The drive also leads off to the east through wrought iron gates to a substantial modern machinery store.

To the north is a hard-court fenced tennis court.





THE BOTHY

GIA c. 2059 sq ft (191.3 sq m to include the garage)

A detached stone and slate property within the grounds, lying to the southeast of the main house.

Wrought iron gates lead to a gravel drive and elevated lawn garden with mature planted borders.

Ground floor: entrance hall, double bedroom 1 with three-piece en suite shower room, fitted kitchen and triple aspect sitting room.

First floor: walk-through occasional bedroom 3, double bedroom 2 and a four-piece house bathroom.

Attached oak framed garage with parking for four cars, two sets of electric roller doors, pot sink, power and light. Attached lean-to oil store and gardener's WC.



FARMLAND AND WOODLAND

The land at Storrs Hall extends to c. 57.05 acres (23.10 hectares) of gently rolling meadow and pastureland. Part of the land is interspersed with mature deciduous trees giving a parkland outlook from the front of Storrs Hall. The eastern boundary of the land adjoins the River Lune.

The woodland is predominantly deciduous woodland, providing privacy and amenity value to Storrs Hall.



LAND TO THE EAST OF STORRS HALL

C. 67.63 acres (27.37 hectares)

The farmland to the east of Storrs Hall is good quality, ring fenced meadow and pastureland. The land is classified as being Grade 3 according to the Agricultural Land Classification. Within the centre of the land is a detached stone field barn. The land is interspersed with a mixture of deciduous trees with access down to the River Lune.



STORRS GATE FARMHOUSE, BARN AND BUILDINGS

3.32 acres (1.34 hectares)

Storrs Gate Farmhouse is a Grade II Listed traditional stone built, semi-derelict farmhouse with attached stone barn. To the rear is a courtyard formation with some additional stone outbuildings.

Set within large gardens and grounds.

In addition, there are two substantial steel portal framed buildings to the south of Storrs Gate Farmhouse with excellent panoramic views across the Lune Valley.

Planning consent was obtained in 2004 for the change of use of Storrs Gate Barns into two holiday cottages (ref: 04/01534/CU) however we believe that this has now lapsed.

Storrs Gate Farmhouse and buildings presents an excellent opportunity to create a fabulous new home or development project in a highly sought after location.



STORRS CROFT

GIA c. 1571 sq ft (146 sq m to include the garage)
 C. 0.19 acres (0.08 hectares)

A detached dormer bungalow enjoying splendid far reaching countryside views.

Ground floor: entrance hall, dual aspect sitting room and dining kitchen, glazed link to the garage, double bedroom and house bathroom.

First floor: two double bedrooms, one with en suite shower room.

Private drive with ample parking, single garage and lawn gardens to front and rear.

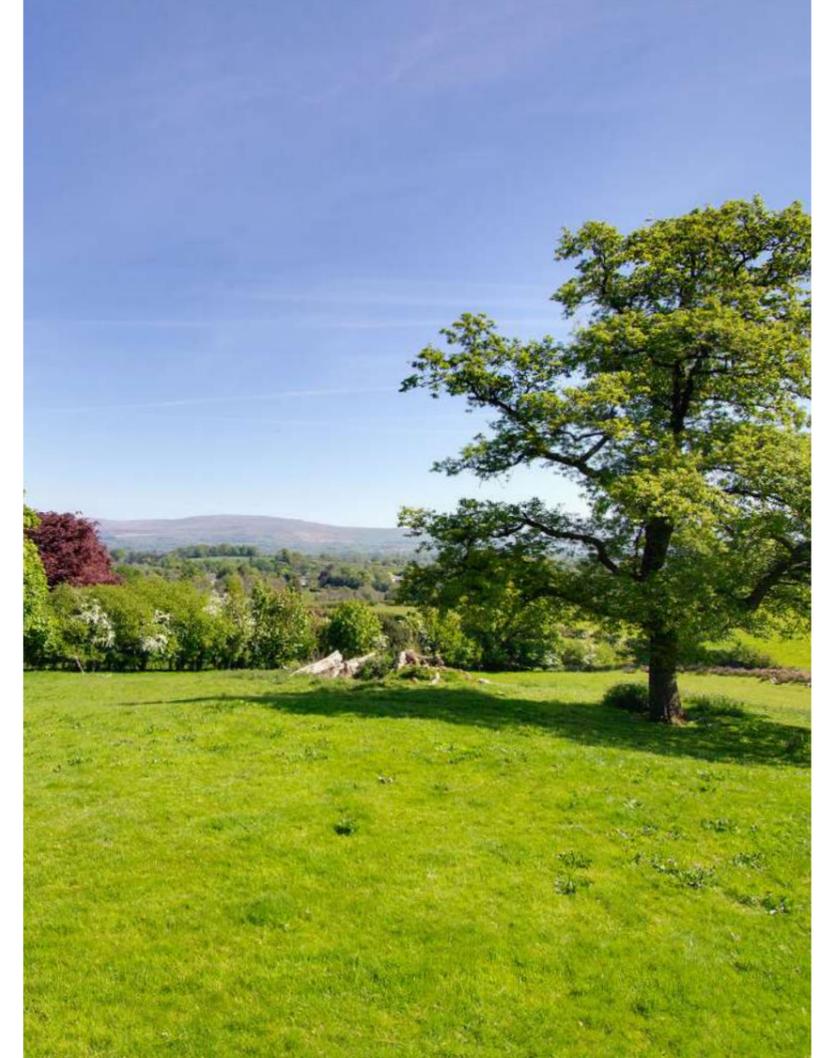


Storrs Croft

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft
 (Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203716)



THE SHIPPON

GIA c.710 sq ft (66 sq m)
C. 0.27 acres (0.11 hectares)

Finished to a high specification, a detached, single storey, contemporary barn conversion, with scenic countryside views. The property has been run as a successful holiday let, however presents other opportunities.

Hall with laundry cupboard, light and bright dual aspect living/dining kitchen with picture windows, double bedroom and shower room.

Private parking, flagged seating terrace, large level lawn and a steel portal Dutch barn.



The Shippon

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

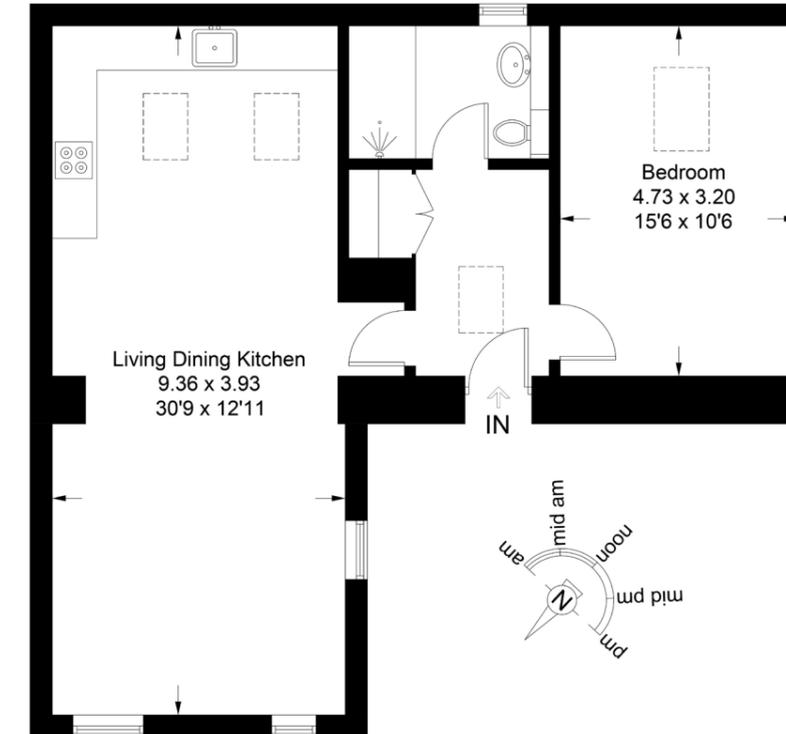


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GOWAN VIEW

GIA c. 1446 sq ft (134.3 sq m)
C. 0.87 acres (0.34 hectares)

A large detached, single storey property, fully refurbished and reconfigured, with high specification fixtures and fittings, to create a contemporary home with splendid open views towards Cragg Lot. The property has been run as a successful holiday let, however presents other opportunities.

Entrance hall with laundry cupboard, a sun-filled living/ dining kitchen with picture windows and sliding doors to the rear garden and three double bedrooms, one en suite bathroom and two ensuite shower rooms.

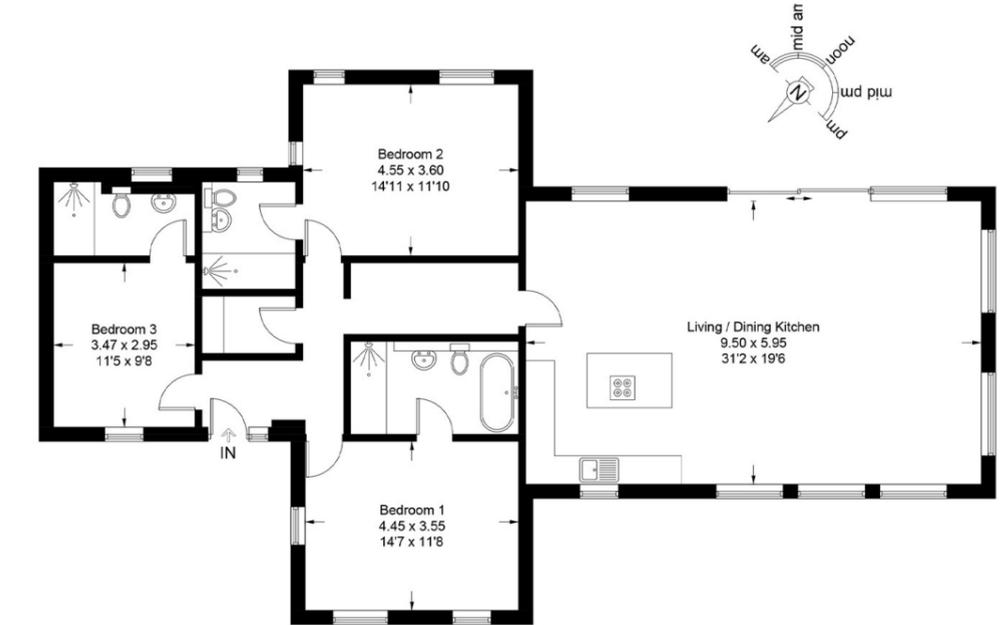
Private parking, flagged seating terrace, large lawned gardens to three sides and wooded area with brook.



Gowan View

Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203718)



GOWAN HALL FARMHOUSE AND BUILDINGS

C. 2.54 acres (1.03 hectares)

Gowan Hall Farmhouse is a large, four-bedroom Grade II Listed traditional stone farmhouse with internal date lintel of 1638 under the slate roof along with an attached stone barn and a range of traditional stone buildings, set within gardens and grounds.

The semi-derelict farmhouse and buildings have been empty for several years and are now ready for full modernisation and refurbishment to create a stunning home for the 21st Century (subject to obtaining the relevant planning consents).



LAND OFF LOCKA LANE

The land off Locka Lane extends to approximately 15.30 acres (6.19 hectares) of meadow and pastureland with direct access off the B6254, Kirkby Lonsdale Road and Locka Lane. The land is bounded by hedgerows and livestock fencing. The land benefits from a water supply.

LAND TO THE SOUTH OF GOWAN HALL FARM

The land to the south of Gowan Hall Farm extends to approximately 16.61 acres (6.72 hectares) of meadow and pastureland with direct access off Rabbit Lane. The land is bounded by wrought iron estate fencing, hedgerows, livestock fencing and drystone walls. The land benefits from a water supply.

LAND OFF KIRKBY LONSDALE ROAD

The land off Kirkby Lonsdale Road extends to approximately 133.03 acres (53.84 hectares) of meadow, pasture and woodland with direct access off Kirkby Lonsdale Road. The land is bounded by drystone walls, hedgerows and livestock fencing. The land benefits from a water supply.



GENERAL REMARKS AND STIPULATIONS

Tenure and occupation

Upon completion, the estate will be sold freehold with vacant possession.

The majority of the land is subject to annual grazing licences.

Services, Council Tax and EPCs

Property	Postcode	Heating	Water	Drainage	Electric	EPC Rating	Council Tax Band
Storrs Hall	LA6 1BB	Mains	Mains	Private	Mains	Exempt	H
The Bothy	LA6 1BB	Mains	Mains	Private	Mains	D	-
Storrs Croft	LA6 1BB	Mains	Mains	Private	Mains	D	Business Rates
Storrs Gate Farmhouse and buildings	LA6 1BB	Mains	Mains	Private	Mains	Exempt	D
Gowan Hall Farmhouse and buildings	LA6 1BE	Mains	Mains	Private	Mains	G	F
The Shippon	LA6 1BE	Mains	Mains	Private	Mains	D	Business Rates
Gowan View	LA6 1BE	Mains	Mains	Private	Mains	C	Business Rates

Broadband

The majority of the properties are connected to B4RN broadband (Broadband for Rural North) providing full fibre, high speed internet access.

Local Authority

Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ

Listings

- Storrs Hall – Grade II Listed (reference 1071733)
- Storrs Gate Farmhouse and Barns – Grade II Listed (reference 1362531)
- Gowan Hall Farmhouse and Barns – Grade II Listed (reference 1071734)

Rights of Way, Easements, Covenants and Wayleaves

The Estate is offered for sale subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, public or private whether specifically mentioned or not. Public footpaths cross some of the farmland.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Environmental Stewardship Schemes

There are two Mid-Tier Countryside Stewardship agreements on the majority of the land (Reference: 1048892 and 1258342)

Viewing

Strictly by appointment through the selling agent Davis & Bowring. Tel: 015242 74445.

Health and Safety

Given the potential hazards of a rural estate, we would ask you to be as vigilant as possible when inspecting the properties and land. We advise that all viewers bring sensible footwear and clothing to view the properties and grounds. Please do not enter any of the derelict buildings.

Fixtures and Fittings

Those items expressly mentioned in writing in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings, garden ornaments and furnishings are expressly excluded. Certain items may be available by separate negotiation. Further information should be obtained from the selling agent.

Chattels and Contents

Some items of furniture, curtains and carpets may be available by separate negotiation.

Data Room

Further detailed information on specific elements of the Storrs Hall Estate will be available online to those who have viewed.



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.

Important Notice: Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

