



, Quernmore, LA2 9NA £1,500,000

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Ground Floor

Entrance Hall

21'4 x 4'1 (6.50m x 1.24m)
Hardwood single glazed front door, double glazed window, central heating radiator, exposed beams, spotlights, solid oak flooring, doors leading to living room, utility, kitchen and dining room.

Living Room

22'9 x 16'11 (6.93m x 5.16m)
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 (2.74m x 1.37m)
Set within original stone barn entrance with double glazed window and French doors to front.

Utility

12'7 x 5'11 (3.84m x 1.80m)
Double glazed window, range of fitted units and integrated shelving, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer and tiled flooring.

Dining Room

15'3 x 12'4 (4.65m x 3.76m)
Two double glazed mullioned windows, central heating radiator, built-in storage, beamed ceiling and solid oak flooring.

Kitchen

20'8 x 13'0 (6.30m x 3.96m)
Four double glazed windows, range of Oakcraft wall and base units with granite work surfaces, Rangemaster cooker with five ring gas hob, inset ceramic one and a half bowl sink with mixer tap and integrated draining ridges, integrated dishwasher, Stovax multifuel burning stone, meter cupboard, original flag flooring, doors to side porch and rear hall.

Side Porch

3'6 x 3'5 (1.07m x 1.04m)

Rear Hall

8'9 x 3'8 (2.67m x 1.12m)
Slate tiled flooring, doors leading to WC, study, sitting room and door to stairs to lower ground floor.

WC

5'8 x 3'1 (1.73m x 0.94m)
Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, exposed beams, partially tiled elevations and slate tiled flooring.

Study

13'1 x 9'6 (3.99m x 2.90m)
Mullioned window and beamed ceiling.

Sitting Room

17'8 x 17'1 (5.38m x 5.21m)
Mullioned windows, beamed ceiling, stone fire surround with fitted Dovre wood and multifuel canopied fireplace, French doors to rear and stairs to first floor.

Lower Ground Floor

Cellar

Stone shelving and stone flag flooring.

First Floor

Galleried Room

22'10 x 16'7 (6.96m x 5.05m)
Stone mullioned windows, double glazed window, two central heating radiators and exposed beams.

Bedroom One

17'5 x 14'2 (5.31m x 4.32m)
Mullioned windows, vaulted ceiling and exposed beams.

Dressing Room

8'3 x 7'4 (2.51m x 2.24m)
Double glazed window, central heating radiator, fitted wardrobes, integrated shelving and open to shower room.

Shower Room

9'0 x 7'4 (2.74m x 2.24m)
Double glazed window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall shower with rinse head, tiled elevations, exposed beams, tiled flooring and door to galleried room.

Bedroom Two

18'3 x 17'0 (5.56m x 5.18m)
Mullioned windows, double glazed windows and fitted wardrobe.

Bedroom Three

16'10 x 13'3 (5.13m x 4.04m)
Double glazed window, fitted wardrobe and integrated shelving.

Bathroom

12'5 x 9'10 (3.78m x 3.00m)
Stone mullioned window, heated towel rail, freestanding roltop ball and clawfoot bath and rinse head, pedestal wash basin with traditional taps, low basin WC, walk-in direct feed shower and integrated linen cupboard.

Second Bathroom

9'1 x 6'2 (2.77m x 1.88m)
Chrome heated towel rail, low basin WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead direct feed shower.

External

Gravel driveway leading over the beck with borders to either side,

access to original farm courtyard through to open parking area, access to workroom and boiler room with gas fired boiler (LPG supply), hot and cold plumbing and separate WC, access to field shelter in the paddock, covered standing area, four stables, tack room with stone steps leading up to office room featuring skylights and separate heating system.

Garden and Land

Approximately 10 acres of land, an acre of which are the house and gardens, sheltered sitting areas, walled kitchen garden with raise vegetable beds and soft fruit cages, two fields surrounding property ideal for equestrian or livestock.

