



Newland House
Bay Horse | Lancaster | Lancashire | LA2 9AA

NEWLAND HOUSE



Welcome to Newland House, Bay Horse, Lancaster, LA2 9AA

Substantial, soulful and packed full of period features Newland House has been created from a wing of Newland Hall and offers an enticing slice of country house grandeur. The welcome is warm, the proportions are excellent and the characterful features plentiful. Highly charismatic and extensive accommodation is laid out over three floors with an additional cellar. Perfect for a family or for a couple looking to embrace the space, entertain frequently, work from home or have the room and flexibility to indulge hobbies, this is indeed an impressive period house.

Step over the threshold to the reception hall off which is a cloakroom. The well-appointed breakfast kitchen is backed up with a utility room and the reception rooms are extensive; a grand drawing room, atmospheric dining room with connected drinks room, a morning room and a music room. To the first floor lies the principal suite with a bedroom, bathroom and dressing room. A second double bedroom has an ensuite bathroom and there is a third double bedroom and a generous house bathroom. An eminently flexible arrangement, a fourth double bedroom on this floor is presently used as a library. Rising to the second floor and there are three further double bedrooms, one of which has a dressing room and ensuite shower room and there's a house shower room too.

There are three separate garden areas – all are thoughtfully landscaped and planted; the front garden is walled and gated and provides good parking as well as 'The Bothy' a delightful garden store. The sheltered main garden wraps around the back of the house and there is a charming courtyard as well.

Private but with the benefit of neighbours, the location embraces its rural setting whilst being highly accessible having J33 M6 within easy reach.

All in all, an exceptionally attractive and impressive period home.



We were looking for a period property, found this, and have really enjoyed living here.

Whilst we moved here after our children had left home they very much enjoy visiting here. It's proved to be a great house for family events. With several family birthdays in December we tend to host everyone here at Christmas and also over Easter. There's enough space for everyone to sleep over and be under one roof. We can all spread out in different rooms but then the drawing room is plenty big enough for everyone to be together. We have thoroughly enjoyed welcoming family into our home; it has made the house feel purposeful.



Location

Whilst Newland House lies just outside the Forest of Bowland AONB it is nevertheless in a desirable leafy spot and surrounded by stunning unspoilt countryside; it maintains good accessibility to road and rail networks and is an easily manageable drive to local towns and cities.

The village of Dolphinhholme has an active local community, a parish church (St Mark's CoE), and a Methodist chapel, a village hall which hosts various events throughout the year as well as regular groups and classes, a primary school, playground, bowling green and tennis court.

The Forest of Bowland, also known as the Bowland Fells, covers 32 sq miles with fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. Designated an Area of Outstanding Natural Beauty in 1964 it offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling.

When the bright lights beckon you're easily into Lancaster which offers a full range of commercial and recreational facilities including a wide selection of restaurants serving cuisine from around the world, a great shopping experience with the majority of the town centre being pedestrianized, a choice of theatres and cinemas and an established cultural and music scene with festivals and events throughout the year. There are also two universities and both private and NHS hospitals. Garstang is well suited for your day-to-day needs; there are branches of Booths, Sainsbury's and Aldi as well as a busy high street with a great selection of independent retailers.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at J33 and there is a train station on the main West Coast line in Lancaster.

“ The access to the motorway is excellent here, we are easily into Garstang for our everyday shopping and into Lancaster too. It's a lovely quiet place to live. We have the peace of mind that comes with having neighbours but everyone is very respectful of each other's privacy and the house and garden aren't overlooked.









Step inside

Originally the servants' quarters of the Newland Hall Estate, and long since divided into a separate residence, the present owners bought it in 2001 and set about renovating the property, a thorough and painstaking project spanning many years, breathing new life into the subsequently renamed Newland House. Above the front door a date stone bears the inscription 1908 HHE when it was thought the original and much older farmhouse was extended and gentrified. As much as possible of the original character was retained and restored; where items were lost or damaged craftsmen were commissioned to complete the work; their endeavours now unidentifiable from the original.

Presented in a quintessential country house style, it is reassuring traditional and captures the echoes of a bygone elegant age. Whilst certain rooms lend themselves perfectly to their present use, others are versatile (such as the morning room, music room, library room) and could easily be repurposed to suit your lifestyle, for example as a home office, a gym, sewing room, playroom or snug.

Top to bottom, original period features give the property depth and authenticity and include an imposing studded oak front door, high ceilings with cornices and tall, working sash windows, internal doors with five panels, a row of servants' bells (a couple are still in working order although whether you'll be able to summon assistance is another matter!), built in cupboards, leaded and coloured glass door panels, original fireplaces, the staircase with unusual decorative spindles, dark red quarry floor tiles and oak floor boards.

Beautifully presented, all interior woodwork is painted in a restful neutral cream to provide continuity between the floors and rooms. The colour palette is restrained and measured, largely comprised of Farrow & Ball's neutral tones, the one notable exception being the dining room where a deep and atmospheric shade of red has been selected; set off by candlelight and the high stone fire surround, this is a wonderful setting for a dinner party on a winter's evening or for a Sunday lunch.

The space on offer is exceptionally generous which will appeal to those seeking a big family house where everyone has room to spread out but ultimately be together under one roof. It may be that you love to entertain and if this is the case then Newland House presents some excellent and sociable rooms; the grand drawing room is wonderful and the kitchen and dining room work well together – all in all, it's the perfect house for a get-together. The morning room (the former butler's pantry) opens to the courtyard and attracts the first sun making it an uplifting place to enjoy the weekend papers with a pot of coffee. The breakfast kitchen is lovely and light thanks to the roof lights over the seating area. It presently has a sofa but there is room for a table and chairs if this was preferred.

Whilst the house is full of period features, in some quarters there is a refreshing blast of contrasting modernity to provide a touch of luxury; the fittings in the cloakroom, shower room and house and principal ensuite bathrooms being such examples. The kitchen and utility room cabinets have a more traditional feel with timeless painted cabinets along with Belfast sinks, wooden and granite worktops. There is a strong connection between the house and gardens with French windows leading from the drawing room and dining kitchen to the main garden and into the courtyard from the reception hall, morning and utility rooms. There are lovely leafy outlooks from many rooms with windows on the front elevation providing longer distant views over adjoining fields and some aspects taking in neighbouring parts of Newland Hall.















Step outside

There are three distinct gardens, each being self-contained making the outside areas safe for children and dogs. Linking them together, the well-established planting schemes predominately follow a soft and restful palette of green, white, pinks and purples.

As you arrive, the front garden is walled with two high wooden gated entrances. Gravel is laid for parking and turning with a lawned area and either side of the front door deep planted beds sit behind smart low box hedges. Virigina creeper climbs the front elevation, turning from lush green to a rich red in the autumn. A stone and slate garden store, known as 'The Bothy' provides handy storage for garden essentials and has both power and light.

The sheltered east facing courtyard attracts the morning sun and has red bricks, flags and gravel laid. The climbing hydrangea adorning the walls is particularly impressive.

The main garden wraps around the south and west of the house. Steps lead out from the drawing room to a sandstone flagged terrace which is delightfully sheltered, private and enjoys the afternoon and evening sunshine; a lovely place to dine outside or enjoy a glass of wine at the end of the day.

A wisteria climbs the front elevation and whilst it can be fully appreciated from the garden it is also to be enjoyed from inside the house as it drapes romantically around the windows. A corner of the garden has light woodland, the canopy of trees underplanted with shade loving hostas and hellebores.

Externally there are lights, power points and water taps.

“ *The main garden enjoys the sun in the afternoon and evening. The sun loungers on the terrace get the last rays of the day; on a warm and balmy evening, it's lovely there.* ”

We've landscaped and stocked the gardens and get enormous pleasure from them. The view from the woodland back towards the house is one of our favourite, you can appreciate the architecture and admire the wisteria from here.

In spring, after a cold winter it's lovely to see all the new growth in the garden. It's very much a spring garden, we have wild garlic in the woodland; the scent can be quite heady.



Newland House

Approximate Gross Internal Area : 449.08 sq m / 4833.85 sq ft

Cellar : 12.08 sq m / 130.02 sq ft

The Bothy : 12.80 sq m / 137.77 sq ft

Total : 473.96 sq m / 5101.66 sq ft



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |

FURTHER INFORMATION

On the road

| | |
|--------------------|------------|
| Lancaster | 5.7 miles |
| Garstang | 6.3 miles |
| Preston | 19.2 miles |
| Manchester | 51.5 miles |
| M6 J33 | 1.5 miles |
| Manchester airport | 58.8 miles |
| Liverpool airport | 64.3 miles |

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Services

Mains electricity. Shared spring water, shared drainage to a septic tank. LPG fired central heating from a pair of Vaillant boilers in the utility room. Electric Aga. Living flame fire in the drawing room.

Directions

[what3words wealth.argued.snippet](http://what3words.wealth.argued.snippet)

Use Sat Nav **LA2 9AA** with reference to the directions below:

There are several ways to approach Newland House, but for ease we'll guide you in from the M6.

Exit the M6 at J33 and take the A6 in a southerly direction. Almost immediately off the roundabout, turn left onto Hampson Lane, proceed over the motorway and at the T junction, turn right onto Stoney Lane. You'll come to 'Five Lane Ends', turn left onto Bay Horse Road and then immediately right onto the unmarked lane. Proceed and turn right after passing the white cottage on the right, turn in through the stone pillars and then first right into the gated front garden of Newland House.

Please note

Newland House is attached to Newland Hall.

Broadband & Mobile

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Indoor: O2 and Vodafone are both reported as 'likely' for Voice services. EE and Three offer 'limited' Voice services. EE, Three, O2 and Vodafone offer 'limited' Data services.

Outdoor: EE, Three, O2 and Vodafone report 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

Things to do

Local leisure activities

Sports centre at Lancaster University

Cinema - The Dukes and Vue cinema, both in Lancaster

Theatre - The Dukes, Lancaster Grand Theatre and in the summer there is open air theatre at Williamson Park, all in Lancaster

Historic buildings and museums to visit in Lancaster

The Flower Bowl entertainment venue at Barton Grange - sofa seated cinema, crazy golf, curling, ten pin bowling and two restaurants

Golf clubs – Lancaster, Garstang and Morecambe

Beacon Fell Country Park and The Bowland Visitor Centre

There's a great cycle path that runs from Conder Green through to Caton

Local eateries

The Fleece Inn, Dolphinhholme

Bay Horse Inn, Bay Horse

The Barn, Apple Store and Daisy Clough, all at Scorton

The Inn at Whitewell, Forest of Bowland

The Sun Hotel and The Quarterhouse, Quite Simply French and Now or Never by Journey Social all in Lancaster

The Italian Orchard, Broughton

Local walks

Right from the door there is a network of footpaths and lanes where you can walk without hardly ever seeing any traffic.

Hopping in the car there is the Forest of Bowland AONB to explore including Nicky Nook, Harris End Fell and Grizedale Head.

Within an hour you can also be in the heart of the Yorkshire Dales or the Lake District.

Schools

Primary

Dolphinholme Church of England Primary School

There is a selection of primary schools between Lancaster and Garstang

Secondary

Lancaster's two Grammar Schools

Ripley St Thomas CoE Academy, Lancaster

Garstang Community Academy, Garstang

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, electric Aga (three ovens, grill and six hot plates) and a Miele dishwasher are all included in the sale. Free standing appliances are available separately and comprise a washing machine and condenser drier (both Miele) in the utility room, Electrolux freezer and wine store in the drinks room. Available by way of further negotiation are the light fittings. Please note, the light fittings and Samsung glass fronted fridge and freezer are excluded.

Guide price £900,000

Lancaster City Council – Council Tax band F

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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