



Burnham  
Halton Hall Gardens | Halton | Lancaster | Lancashire | LA2 6LP

FINE & COUNTRY



## Welcome to Burnham, Halton Hall Gardens, Halton, Lancaster, LA2 6LP

Potential and location combine in this fascinating property boasting a unique pedigree. Burnham offers a fabulous opportunity for buyers to remodel, update and possibly extend to create a bespoke residence in an amazing situation with frontage onto the River Lune.

By way of a historical note, built in the 18th Century, the impressive Halton Hall once stood on the banks of the River Lune in this very spot but was demolished in the 1930s. The site was sold off in plots and a series of individual homes were built as the years went by, each one enjoying a south facing aspect with river frontage and views to the opposite bank. Stonework was salvaged and used by the various developers in their projects giving each house a bespoke historical link.

The house has been in the ownership of the same family since it was built when it was a wedding gift. Passing through the generations it has been both a first and second home over the years and thankfully has been somewhat protected from the successive makeovers of a string of new owners, consequently there remain some delightful original architectural features from the thirties.

The accommodation is mainly on one level with a choice of entrances, a central hall off which is a kitchen, sitting room, dining room, double bedroom and bathroom. From the kitchen is a side lobby with a staircase rising to a spacious landing and a second double bedroom.

Outside there are screened and private tiered gardens with seating areas which extend to lawns with established planting and frontage onto the River Lune. There is a useful undercroft which provides storage areas and a delightful covered seating area. Parking is well provided for with space immediately outside the walled garden and a detached row of five single garages fronted by an enclosed additional parking area.

The location is impressively accessible for anyone who requires motorway connections for work, family commitments or leisure. Accessing all that the vibrant city of Lancaster has to offer could not be easier, and all of this with the benefits of village life and being surrounded by some unrivalled open countryside.

This is a tremendous opportunity to create a highly individual property with a unique history and a very special setting.













## Location

As a satellite village for the city of Lancaster Halton is within the highly scenic Lune Valley and has a lot to offer, the beauty being that within the village everything is within walking distance. There are a handful of shops as well as places to have a bite to eat or enjoy a drink. In terms of services there is a doctor's surgery and pharmacy, vehicle repair garage and playground. An active village, The Centre is the hub of village life with a community centre, café, playing field and skate park. Halton Mill is a business and arts centre which also hosts events and classes throughout the year and the village is home to historic St Wilfred's Church. There is a primary school with children of secondary school age travelling into Lancaster where there are excellent grammar schools available.

Halton is a popular choice with those seeking the advantages and community of village life but in a location that is far from remote, indeed the accessibility of the village is a major selling point being only 1.5 miles (southbound) or 1 mile (northbound) from J34 of the M6. For those after the convenience of being able to pop into Lancaster for shopping and social events or the daily requirements of work or schooling, then the city centre is 3.4 miles distant. Lancaster is well connected and has a station on the main West Coast railway line as well as a Park and Ride facility located next to J34 so it is excellent for lift sharing either for work or days out. At Lancaster you will find the nearest hospitals (NHS and private) as well as the universities of both Lancaster and Cumbria. The Lune Valley offers a great lifestyle with some fabulous country pubs and access to stunning open countryside, not only the valley itself with its undulating hills and footpath along the meandering River Lune, but nearby are two AONBs (the Forest of Bowland and combined Arnsdale and Silverdale) and two National Parks (the Yorkshire Dales and the Lake District) which are all wonderfully convenient for days out. Just under 13 miles away is the Cumbrian market town of Kirkby Lonsdale which is a popular day trip destination with a great range of independent shops and some lovely cafes, pubs and restaurants.





## Step inside

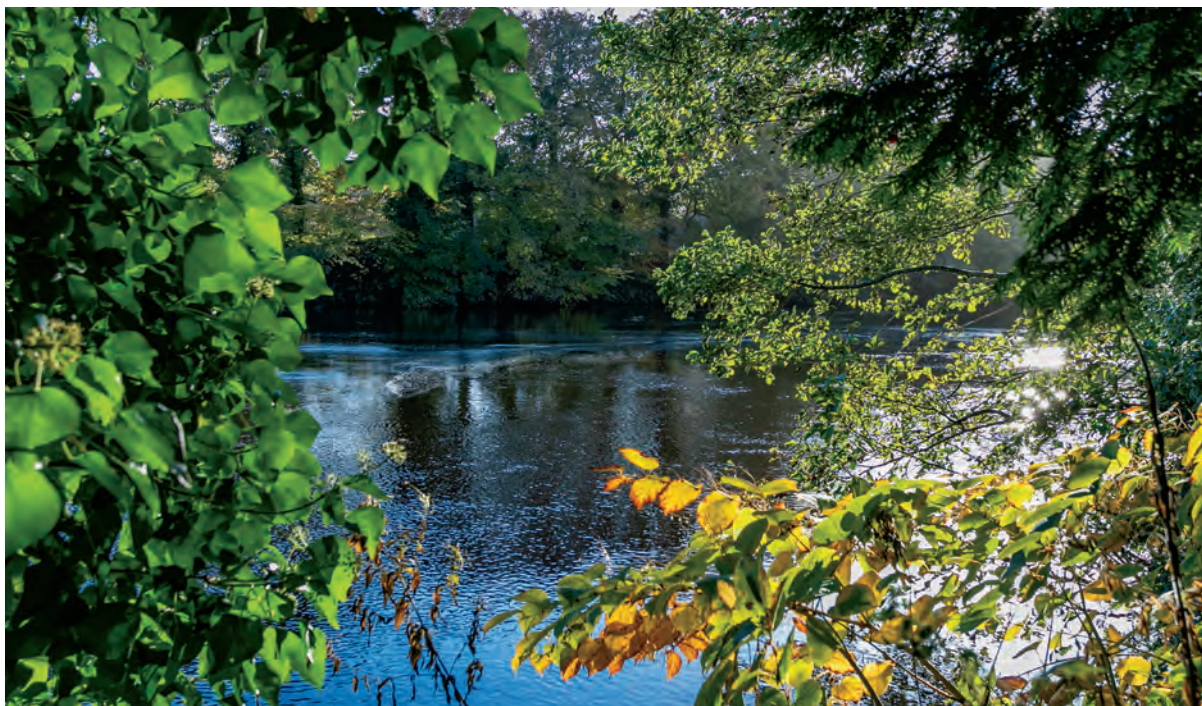
There is something very nostalgic and endearing about Burnham. It is full of charm and immeasurable potential. Built in the 1930s there are original period details throughout. These include two fabulous fireplaces, different but by the same skilled hand and believed by the vendors to be Waring & Gillows (leading cabinet makers in Lancaster from the 18th Century). They feature carved oak surrounds and exquisite tiling, almost iridescent and luminous in shades of rich plum, scarlet, cherry and ruby. There is also the most extraordinary period bathroom suite with original tiling including not just matching moulded hooks, soap and toothbrush holders but a conveniently placed ashtray too... a sign of the times indeed! Period details go on to include built in kitchen cabinets, leaded windows and door panels, internal panel doors and ironmongery, tessellated floor tiles, Crittall French windows and picture rails. For enthusiasts of this period, it is an absolute treasure trove.

Burnham is now ready for the next generation to take it beyond a charming period piece and create a home that is fit for modern day living. It is not devoid of convenience however, the central heating boiler was added in 2012 and there is B4RN full fibre gigabit broadband installed.

Most of the living space is currently on the ground floor, there are entrances at either side. The daily approach for family is likely to be to the west, a covered entrance with an outhouse leads to a hall from which the stairs rise and there is a useful store room. The kitchen has a combination of original built in cabinets and more modern units. Through to a central hallway (with two cupboards, one for airing the other being understairs) which provides the link to the entrance on the east elevation, probably where your guests originally entered. There are two splendid reception rooms on the front elevation, one has access to a south facing balcony which could have a river view with a little judicious pruning in the garden. On the rear elevation is the first bedroom, set within an unusual corner window is a door to the garden and the aforementioned fabulous period bathroom.

Stairs lead to the first floor where there is a good sized landing and door to unconverted loft space. It's all ripe to upgrade and remodel. A second double bedroom faces south and looks over the garden but could have a river aspect.

Not only does Burnham offer location, location, location, but it also brings potential, potential, potential, so if you are looking for a rewarding project, one where value may be added, then it has to be on your list to view.











## Step outside

It is an impressive entrance, turn in off Halton Road onto a private drive. Continue as you pass a series of attractive and individual properties, it is exclusive and private, a high stone wall screens the properties from Halton Road to the extent that many people driving through the village would not even know these houses existed. Burnham is not visible from the private drive, but you will spot the high stone wall on your left and the name sign. A private pull in parking area will accommodate one or two cars depending on size and is convenient for day-to-day comings and goings.

It is an enticing entrance, a door in a high stone wall opens to reveal Burnham in its very own secret garden, tucked away out of sight. The privacy continues throughout the garden thanks to the enclosing boundaries, a combination of stone walls or mature hedging and trees. In fairness, the view of the river is now blocked by the foliage, but some careful landscaping would reveal the pleasurable and relaxing vista of a passing water view and for those that would enjoy messing about on the river, then there is the opportunity to create access for paddleboarding, kayaking, open water swimming and the like.

Approaching the house, steps lead through terraced garden areas with a full width paved seating area, perfect for enjoying the morning sunshine.

Paths leads round either side of the house where there is a delightful, covered seating area, utterly charming and a lovely place to enjoy being outside but sheltered from the elements. Off this is an outside loo and a store room with conversion potential. There is additional undercroft storage with limited access. Beyond the seating area is a lawn, walk under the wooden and slate arbour, down a short flight of steps and there is a lower garden with a second lawn, enclosed now by shrubs and trees but it has potential to be opened up to reveal the river bank and view.

Continue on the drive beyond Burnham to the end and you will reach a detached block of five single garages with the original wooden folding doors with leaded glass lights. In front is a walled forecourt providing great space for additional vehicles. Subject to consent there is scope here to create an office, workshop or studio to enhance the amenity value of Burnham.



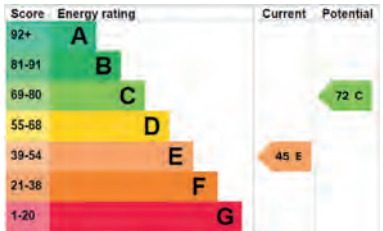


Burnham

Approximate Gross Internal Area : 176.42 sq m / 1898.96 sq ft  
Garage : 80.65 sq m / 868.10 sq ft  
Total : 257.07 sq m / 2767.07 sq ft



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.





# FURTHER INFORMATION

## *On the road*

Lancaster	3.4 miles
Kirkby Lonsdale	12.8 miles
Preston	24.6 miles
Windermere	27.4 miles
Manchester	54.7 miles

### Transport links

M6 J34	1.5 miles
Manchester airport	64.2 miles
Liverpool airport	69.7 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](http://nationalrail.co.uk) for further details.



## *Directions*

what3words **regarding.riskiest.factor**

Use Sat Nav **LA2 6LP** with reference to the directions below:

Travelling north on the M6, exit at J34, turn left at the traffic lights and head towards Lancaster City Centre. Drive under the motorway and at the second set of lights turn right. At the roundabout take the third exit signposted Halton. At the T junction turn left onto Halton Road and drive into the village, immediately after passing the church on your left, turn right into Halton Hall Gardens. Burnham is on the left, there is a name sign on the wall with parking adjacent.

## *Internet Speed*

### Broadband

Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

### Mobile

Indoor: EE and Three both report 'limited' Voice and Data services, whilst O2 and Vodafone report 'likely' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

## *Included in the sale*

Fitted carpets, curtains and light fittings.

## *Please note*

The drive is privately owned with each property along its length being responsible for the section behind the property to the wall.

Three of the five garages are informally let for £100pa each.



## Local leisure activities

In Lancaster there are two theatres, two cinemas, several museums and many historic buildings, including Lancaster Castle  
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall  
RSPB Leighton Moss and the Nature Reserves at Fairfield, Warton Crag and Gait Barrows

### Sports and recreation

The Centre @ Halton hosts various groups and classes  
Halton Mill, a low carbon space to work, create, perform and learn  
Lune Valley Swimming Pool, Hornby  
Lancaster University Sports Centre  
3-1-5 Fitness Centre, Lancaster  
Golf clubs – Lancaster, Morecambe, Silverdale, Casterton, Kirkby Lonsdale and Kendal  
Capernwray Diving Centre - diving and open water swimming  
There is a wealth of outdoor pursuits available in the Lune Valley, local AONBs and National Parks – cycling, climbing, pot holing, wild swimming, sailing, boating and paddle boarding, as well as clubs for football, rugby, cricket, tennis and bowls

## Places to eat

Between city and country we're spoilt for choice, here are a few local favourites to try

### Informal dining, cafes and pubs

The Red Door Café and The Greyhound, both within walking distance in Halton  
The Ship Inn and The Station Hotel, Caton  
Fenwick Arms, Cloughton  
The Highwayman, Burrow  
The Redwell Country Inn, Arkholme  
Stonewell Spring, The Sun Hotel and The Quarterhouse, all in Lancaster

### For fine dining

Quite Simply French and Now or Never by Journey Social, both in Lancaster

## Great walks nearby

The Lune Valley Ramble – 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.  
There are also some lovely walks in and around Lancaster; Williamson Park, along the Lancaster Canal and on the quayside to Glasson Dock  
Worth getting in the car for are Yorkshire's mighty Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and Wainwright's 214 Lakeland fells all waiting to be explored and easily reachable for a day's adventure. If you prefer some bracing sea air, then the AONB of Arnsdale and Silverdale is well worth visiting as are the impressive promenades at Morecambe and Grange over Sands.

## Schools

### Primary

St Wilfred's CoE Primary School, Halton

### Secondary

Lancaster Royal Grammar School, Lancaster Girls' Grammar School, Ripley St Thomas CoE Academy and Our Lady's Catholic College all of which are in Lancaster

### Further Education

Lancaster and Morecambe College  
Lancaster University  
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)

## Services

Mains electricity, gas, water and drainage. Gas fired central heating from an Ideal Logic + boiler in the kitchen.

Guide price £ 4 9 5 , 0 0 0

Lancaster City Council – Council Tax band F

Tenure - Freehold



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