



Aughton Old Hall
Aughton | Lancaster | Lancashire | LA2 8LU

FINE & COUNTRY

AUGHTON OLD HALL







Welcome to Aughton Old Hall, Aughton, Lancaster, LA2 8LU

A climbing rose adorns the front elevation and provides an inviting welcome to this Grade II Listed late 17th century former farmhouse; situated centrally within this delightful and very quiet small village. The house enjoys private gardens, good views across the Lune Valley, a self-contained annex for guests or family and a useful workshop/hobbies or potential gym.

Generously proportioned, the house is well maintained and appointed in a traditional style which complements the age and feel of the old farmhouse beautifully to provide a relaxed and instant welcome. Built of local sandstone under a Welsh grey slated roof, the former farmhouse is all that one would hope for from a house of this period; stone mullion windows, some with stone window cills, others with window seats, stone fire surrounds and flagged floors, timberwork is highlighted with exposed ceiling beams, lintels over windows, roof trusses and purlins, paneled doors and boarded floors.

On the ground floor a porch (a late 19th century addition) opens to the sitting room which is linked to a cosy snug, dining kitchen, utility kitchen and a downstairs cloakroom. Arranged around a first floor gallery landing with a ceiling rising high to the roof apex are three double bedrooms, one having an ensuite shower room and a house bathroom. A self-contained annex provides a fourth double bedroom, ensuite shower room and an open plan living kitchen. A workshop/hobbies space provides exceptionally versatile and valuable space.

The gardens offer a choice of seating areas with a dining terrace straight out from the French windows in the kitchen, a sheltered and very private sun trap for lazy summer afternoons and a carefully positioned morning coffee bench which enjoys a view across the Lune Valley. The garden and parking are gated making it enclosed and safe for small children and dogs.



“ With the thick walls that come with a house of this age, it's cool in summer and in winter retains the heat nicely, in fact, it's truly a Christmas house. We have a tree in the main sitting room and one in the garden which we light up for the whole village to enjoy. Our grandchildren have loved visiting us, it's a safe rural community with the freedom of the fields for them to explore and enjoy; they love going down to the river to paddle, swim and canoe.”

Location

The beauty of the location is that Aughton is easy to miss; it's not on the road to anywhere, doesn't provide a short cut to somewhere else, it just quietly gets on and does its own thing ... a small village of mainly detached, largely period properties or barn conversions nestled onto the gently sloping westerly side of the highly scenic Lune Valley. With no streetlights, the nights are dark and often starlit. There's an active local community with the Village Hall Recreation Room and St Saviour's Church providing the hub for local events.

Aughton is popular with those commuting to Lancaster as the heart of the city is just over 7 miles to the south. It's extremely convenient for access onto the M6 at either J34 or J35 depending on the direction of your travel. The city offers a vibrant mix of shopping, culture (two theatres, two cinemas and a medieval castle amongst others) and a wide choice of bars, cafes and restaurants bringing cuisines from around the world. The city is home to two hospitals and two universities (Lancaster and Cumbria), nationally acclaimed grammar schools and a railway station on the main West Coast line. The popular Cumbrian market town Kirkby Lonsdale is easily accessible for schools, a wide choice of bars and restaurants and a high street full of independent shops. Carnforth is handy and offers a choice of supermarkets. This is the ideal location if you are seeking a quiet and peaceful rural life but still value accessibility to towns, cities and the road and rail network.

“ We had never been to Aughton before seeing the house advertised. It's off the beaten track and all the better for it. It's a lovely quiet location but easy to get to... once you know where you're coming to! When we were commuting into Lancaster we always loved the drive home; the Lakeland fells on the left, Clougha Pike on the right and Ingleborough straight ahead. We've really appreciated the warmth of the Aughton community in welcoming us, we will be sad to go but it's time to downsize.”











Step inside

The main entrance is through the central front porch, a glazed door opens into the sitting room, instantly welcoming with a grey/black flagged floor and sandstone fireplace. A door leads into the snug with a red enamel Encore wood burning stove set into a stone surround set within an unusual semicircular reveal. One wall is entirely exposed stone and the floorboards are stained and varnished. The view from the snug across the Lune Valley is one to treasure.

The main kitchen is very much a living area with space for comfy chairs as well as the dining table; it adjoins the utility kitchen, both are open plan and work hand in hand. French windows open from the living kitchen to the back garden flagged seating area. An Aga takes centre stage topped with a hand-crafted walnut mantelpiece, pale blue fitted cabinets have walnut work surfaces and the floor is laid with Lakeland flags. A wooden stable door leads to the parking area. The views are to three sides so it's a great space in which to enjoy the garden from within. The utility kitchen also has a Lakeland slate flagged floor, cream painted cabinets, walnut work surfaces and a Belfast sink. A tall pantry cupboard provides excellent storage. Finally on the ground floor is a cloakroom with a loo, vanity unit, understairs cupboard and Lakeland flagged floor.

A stained wooden staircase leads to an impressive gallery landing, the ceiling rising to the roof apex. From here there are three double bedrooms.

Wake up with the rising sun, the master room faces south east across the valley. There is striking wall paneling reclaimed from a Lakeland residence, a parquet floor sourced from a dance hall, these along with the window seats (concealing extra storage space) are all stained the same dark tone pulling the look together. The ensuite shower room has a timeless and classic feel with white marble grey veined tiles. Large rainfall shower with grey pebble floor, heritage style square cut basin and WC.

The second double bedroom is also on the front elevation and has an enviable southerly view to the fell opposite. The original floorboards are exposed. The third double bedroom is on the rear elevation with a ceiling rising to the roof apex and a lovely aspect out to the leafy garden. The characterful bathroom has a free-standing slipper bath with a shower attachment, square cut wash basin set into a slated surround over deep store cupboards and WC. Both the bathroom and ensuite have chrome heated towel rails.

If you value good, decent sized rooms, character features and a property that is both interesting and individual then Aughton Old Hall is sure to appeal.



“ Most of the time it's just two of us here, but we use every bit of the house. We've five children between us and with all of their partners and children we can have a house full on occasions; at my father's birthday party the age range was 3 to 93. Because of our frequent visitors, we love the flexibility that the independent annex offers our guests.”











ANNEXE







Step outside

There is much to the outside space here. Two small barns have been converted, one as a useful annex to supplement the three bedrooms in the house and one as a workshop, where for a time, the owners ran their business.

The annex

The annex provides very flexible, ancillary accommodation. Built into the gentle slope of the garden, doors enter at both ground and lower ground floor levels.



On the ground floor is a living, dining kitchen. Fitted with kitchen units, an oven and hob, it's a great place for parties; the candelabra may be lowered and raised on the pulley, just move the dining table into position and you're set! On the lower ground floor is a double bedroom with ensuite shower room having walk-in rainfall shower, wash basin, WC and chrome heated towel rail.

The workshop

Stone built under a slated roof, this is a versatile space with a ladder rising to the first floor which provides useful storage (there's limited head height in all but the middle section).

Gardens

The gardens are to three sides; the east facing front garden gets the morning sun, there's a south facing flagged area which is currently set up with outside sofa seating – it is an absolute sun trap and exceptionally private. From here the flags continue and widen to a seating terrace directly outside the French windows, ideal for eating outdoors, it gets the sun until eight or nine in the evening at the height of summer. Surrounded by a retaining stone wall, eight steps lead up to a lawn with well stocked planted beds. The rear wall of the garden is ivy clad and includes a small gate which provides a short cut for the owners when attending events in the village hall.



“ We love the different levels in the garden and all of the varying shades of green. The seasonal changes are lovely, especially the tree blossom in springtime. We also really enjoy the village green's daffodils which is right outside the house – it's a bright blaze of yellow. When the bluebells, clematis and lilac are in flower and the swallows arrive, we know summer is on the way.”



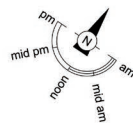
Aughton Old Hall

Approximate Gross Internal Area : 199.57 sq m / 2148.15 sq ft

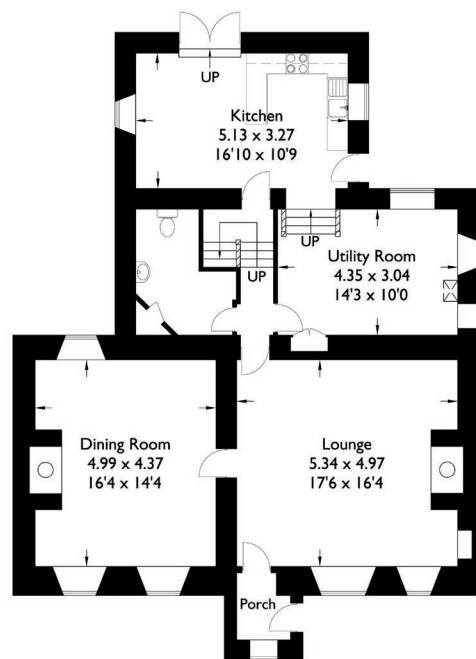
Annex : 40.86 sq m / 439.81 sq ft

Barn : 44.01 sq m / 473.71 sq ft

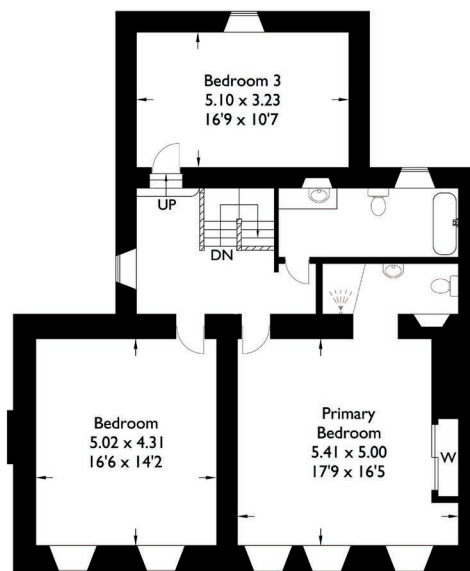
Total : 248.44 sq m / 2674.18 sq ft



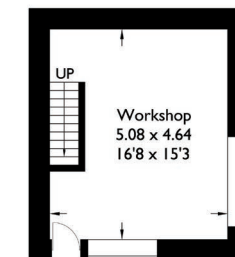
Restricted Head Height



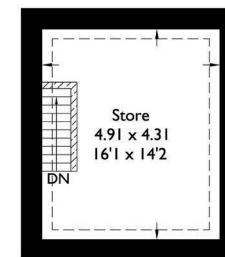
Ground Floor



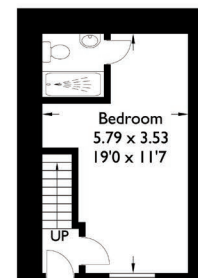
First Floor



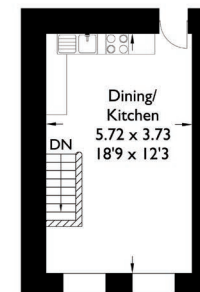
Barn Ground Floor



Barn First Floor



Annex Ground Floor



Annex First 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.

EPC HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

EPC ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Carnforth	5.7 miles
Kirkby Lonsdale	9.7 miles
M6 J35	5.3 miles
M6 J34	6.3 miles
Lancaster	7.4 miles
Kendal	21.5 miles
Manchester	61.1 miles
Manchester airport	68.2 miles
Liverpool airport	73.7 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.

Broadband

Broadband provider is B4RN (Broadband for the Rural North) www.B4RN.org.uk.

Rail Journeys

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



Local Authority

Lancaster City Council

Services

Mains electricity and water. Two 11.4KW Grant Aeronair air source heat pumps (new July/August 2024) with 5KW Sunsynk Inverter to a 10.5KW battery. Twelve 480W Solar Panels (added in August 2024). Electric Aga (30 Amp). Radiators renewed August 2024. Drainage to a Tricell Water Treatment Plant (installed February 2025)

Directions

what3words: [///thronefeelnovels](https://www.what3words.com/#!/en/@@@thronefeelnovels)

Use Sat Nav LA2 8LU with reference to the directions below:

Exit the M6 at Junction 34 and head north on the A683 signposted Kirkby Lonsdale and pass through Caton and Claughton. After driving through Hornby and passing the swimming pool, turn first left onto Fleet Lane, signposted Gressingham and over Loyn Bridge across the River Lune. Follow the road through the pretty village of Gressingham and as the road climbs turn left signposted Aughton 2 onto Aughton Road. Continue and as the road bears round to the right, continue straight ahead signposted Aughton. Proceed into the heart of the village; you'll shortly reach a very small crossroads with a village green on your left. Aughton Old Hall is on your right, immediately before the junction.

Places to visit

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

Sport and recreation

Golf clubs – Casterton, Kirkby Lonsdale, Lancaster, Morecambe, Silverdale, Kendal
Diving and open water swimming – Capernwray Diving Centre
Gyms and health clubs – circuit training and pilates at Aughton Village Hall, Pure Leisure, Borwick, leisure centres at Kendal and Lancaster, 3-1-5 fitness centre at Lancaster

Places to eat

The Longlands Hotel, Tewitfield
The Fenwick Arms, Claughton
The Highwayman, Burrow
The Plough, Lupton

The Royal Hotel, Avanti, Sun Inn and Platos, all in Kirkby Lonsdale
The Sun Hotel, The Quarterhouse, Quite Simply
French and Merchants 1688, all in Lancaster

Great walks nearby

The Lune Valley Ramble – a route of 16.5 miles tracing the course of the River Lune's lower reaches through some of the North West's finest lowland countryside.
Footpaths through fields lead to Eskrigg, Arkholme and through the bluebell wood to Halton where you can stop for refreshments at Woodies.
And if you're feeling more adventurous, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-yghent) and Wainwright's 214 Lakeland fells to explore.

Please note

Aughton Old Hall is detached, both the annex and the workshop are semi detached to neighbouring properties. The planning permission for the annex states "The converted building shall be used solely to provide additional residential accommodation in conjunction with the adjoining dwelling (Aughton Old Hall) and shall not, at any time, be let or sold off as a separate dwelling."

Schools

Primary

Over Kellet, Nether Kellet, Kirkby Lonsdale and Carnforth

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School

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, light fittings, Beko washing machine and Zanussi dishwasher. Some items of furniture may be additionally available, if anything catches your eye, please ask the Agents for details.

Guide price £ 7 5 0 , 0 0 0

Aughton Old Hall (including the Annex)
is 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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

Fine & Country
Tel: +44 (0)1524 380560
sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

