



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.

Purchased in 2011, it was then a complete renovation project that required vision and hard work in equal quantities. The result is a deeply charismatic period house property that has made a wonderful family house and home. 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 has 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. The owners have also scoured reclamation yards up and down the country and introduced interesting finds, such as a parquet floor and wall paneling, both of which now grace the master bedroom. To bring the house up to date and make it warm and cosy in the colder months hardwood double glazed casement windows have been fitted (most with black wrought iron latches and monkey tail handles for added character), central heating (with heritage style cast iron radiators) has been installed, two solid fuel stoves added (one of which has a back boiler to supplement the heating and hot water), as well as an electric Aga and solar panels (which heat the hot water in the annex).



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 have been created and planted from scratch and now 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, a gazebo enjoying sheltered seating and a carefully positioned morning coffee bench which enjoys a view across the Lune Valley. The garden and parking is gated making it enclosed and safe for small children and dogs. Prepare to be enchanted by this lovely old house. We certainly were.

“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 street lights, the nights are dark and often starlit. There's an active and embracing local community with the Village Hall Recreation Room and St Saviour's Church providing the hub for local events, including the Pudding Festival (the recipe of which is a closely guarded secret so please don't ask), held every 21 years, the last time being 2013 so you've a while to wait before enjoying the delights on offer!

Aughton is popular with those commuting into Lancaster as the heart of the city is just over 7 miles to the south. It's also 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.

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; Booths, Aldi and Tesco.

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, sandstone fireplace and substantial Yeoman multi-fuel stove with back boiler. A door leads into the second reception room, a (only just) smaller snug with a red enamel Encore wood burning stove set into a stone surround set within an unusual semi circular reveal. One wall is entirely exposed stone and the floor boards are stained and varnished. The view from the snug across the Lune Valley is a treat.

The main kitchen is very much a living area with space for comfy chairs as well as the dining table. Down a few steps and through a wide opening is the utility kitchen; the two are open plan and work hand in hand. French windows open from the living kitchen to the back garden flagged seating area – a favoured spot to set up an outside table for entertaining. A cream coloured Aga takes centre stage topped with a hand crafted walnut mantelpiece, pale blue fitted cabinets have walnut work surfaces and Lakeland flags grace the floor. A wooden stable door leads to the parking area so it's handy coming in with your grocery shopping. 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 an inset Belfast sink. A tall pantry cupboard provides excellent storage with a Beko washing machine and Zanussi dishwasher providing modern conveniences.

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 meet the roof apex making a super display space for family photos. From here there are three double bedrooms.

Wake up with the rising sun, the master room faces south east across the valley. It has a real WOW factor with striking wall paneling reclaimed from a Lakeland residence, the parquet floor from a dance hall, these along with the window seats (cleverly concealing extra storage space) are all stained the same dark tone pulling the look together well. A built in cupboard houses the hot water system.

The ensuite shower room has a timeless and classic feel with white marble grey veined tiles. A large shower has a grey pebble floor with both rainfall and hand held shower heads. A heritage style square cut basin and loo complete the appointments.

The second double bedroom is also on the front elevation and has an enviable southerly view out to the fell opposite, we're told it's best enjoyed in bed with a morning cup of tea. The original floor boards are exposed and add an extra layer of character.

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. Look out for the fossils of the ferns on the sandstone window cill.

Not quite the smallest room in the house, but possibly one of the best; the bathroom is one of both our own and the owners' favourite rooms. It is an absolute haven and where, we are informed, not only may the garden birds be watched from the bath, but with the candles lit it makes a peaceful sanctuary and the perfect tonic at the end of a busy day. A free standing slipper bath with a shower attachment is the focal point, a square cut wash basin is set into a slated surround over deep store cupboards and there's a loo. 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. It has a peaceful feel and has proved invaluable for the family. It was originally envisaged for a dependent relative and has subsequently been greatly enjoyed by overnight guests as it offers privacy and independence especially for family members with younger children who possibly have an earlier or louder start than others might appreciate!

On the ground floor is a living, dining kitchen which has a touch of theatre about it – a ceiling open to the roof's apex, shutters to the windows and a wall of long shelves fashioned from scaffolding planks. Fitted with kitchen units, an oven and hob, it's been a great place for parties; you'll note the candelabra which can be lowered and raised on the pulley, just move the dining table into position and you're all set! On the lower ground floor is a restful double bedroom with an ensuite shower room with striking ceramic tiles to walls and floor which give the illusion of wood cladding. The walk in shower has rainfall and handheld heads and there's a wash basin, loo and chrome heated towel rail.

Stone and slated, the front elevation of the annex has a distinctly contemporary look with tanalised pine vertical cladding and dark grey windows and door mirroring the paintwork on the main house.

The workshop

Stone built under a slated roof, previously used for solid fuel stove sales and repairs, 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).

And there's more

Between the annex and the workshop is a small courtyard with a wood store. A boiler house is attached to the annex and is clad with horizontal boarding and has a slated roof.

At the highest level of the rear garden is a gazebo. Perfect for a quiet pot of coffee with the weekend papers or a bbq with friends; it's sheltered, has a great view over the roof to Claughton Moor windfarm and the owners have repurposed an old wood burning stove to provide a heat source when the sun goes in. It's a super set up.

Adjacent to this is a stone and slate former privy, with a trough set into the front wall as a planter; it makes a charming feature of the garden and provides a useful store for garden tools as well as an annual nesting place for visiting swallows.

The gardens are to three sides. The front garden gets the morning sun, a bench has been positioned here for just this reason, it makes a great spot for a tea break – the view is good across the valley and when in bloom, the nostalgic rose garden is a fragrant delight and a riot of pink, purple, red and white blooms. The front elevation provides the backdrop with a climbing rose and clematis so you'll be surrounded by blossom.

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 – this is a favoured position for outside dining as it is so handy for bringing everything out from the kitchen, it also 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

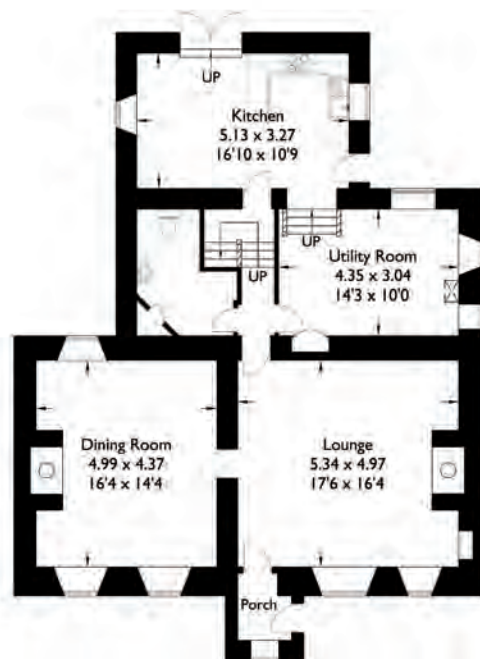
Annex : 40.86 sq m / 439.81 sq ft

Barn : 44.01 sq m / 473.71 sq ft

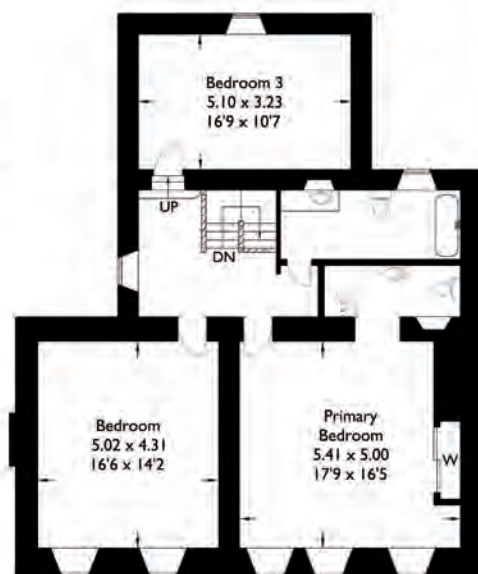
Total : 248.44 sq m / 2674.18 sq ft



Restricted Head Height



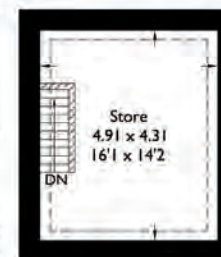
Ground Floor



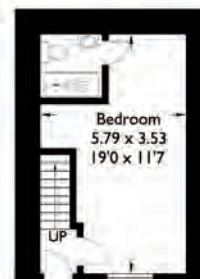
First Floor



Barn Ground Floor



Barn First Floor



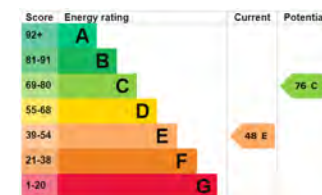
Annex Ground Floor



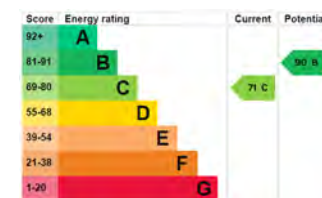
Annex First Floor

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



EPC ANNEXE



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. Oil fired central heating and an electric Aga (30 Amp). Back boiler on the Yeoman multi-fuel sitting room stove contributes to the heating and hot water supplies. Solar panels on the annex roof provide hot water for the entire property. Drainage to a private septic tank, located in a neighbouring garden.

Directions

what3words: ///thrones.feel.novels

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 cross roads with a village green on your left. Aughton Old Hall is on your right, immediately before the junction.

Local leisure activities

Swimming pool at Capernwray Hall
Open water swimming and diving centre at Jackdaw Quarry, Capernwray
Sizergh Castle (National Trust) and Levens Hall
RSPB Leighton Moss

Places to eat

The Royal Hotel, Avanti, Sun Inn and Platos, all in Kirkby Lonsdale,;The Redwell Country Inn; The New Inn Yealand; The Fenwick Arms, Claughton; The Plough, Lupton; Hipping Hall, Cowan Bridge.

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-y-ghent) 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

Carnforth, Kirkby Lonsdale as well as several in Lancaster including the Boys’ and Girls’ Royal Grammar Schools and Ripley St Thomas Church of England Academy

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and named kitchen appliances.
As the vendors are downsizing some items of furniture may be additionally available, if anything catches your eye, please ask the Agents for details.

Guide price £700,000

Aughton Old Hall is Council Tax band F,
the Annex is separately banded A

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.

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