



Thurland Cottage
Thurland Castle | Tunstall Road | Carnforth | Lancashire | LA6 2QR

THURLAND COTTAGE



Welcome to Thurland Cottage, Thurland Castle, Tunstall, LA6 2QR

Unique, *adjective*, being the only one of its kind; unlike anything else.

Undeniably both Thurland Castle and within it, Thurland Cottage itself, are unique. The twelve luxurious houses and apartments have been beautifully restored and skillfully crafted from this magnificent, moated Grade II* Listed castle and stable block to offer an unparalleled and enviable lifestyle all set within ten stunning acres of grounds including a tennis court.

Whether you choose to make Thurland Cottage your primary home or as bolt hole for escape and down time, the setup is perfect for a quiet and peaceful life. Previously this bijou abode has appealed to those seeking a second home as security is paramount on the estate ensuring it is ideal to lock up and leave whilst you are away travelling or at your main property. The sumptuously appointed interior offers residents a kitchen with space for informal dining, a reception room with room for more formal dining, a principal bedroom suite with a bathroom and exquisitely fitted dressing room/private study, a second double bedroom and a family shower room. Outside there is a private double garage and a reserved parking space adjacent to the stables' entrance.

The Lune Valley is an exceptional sought after place to live offering a wonderful lifestyle with a host of fabulous country pubs and restaurants within a scenic drive, boutique shopping in Kirkby Lonsdale, great access to unspoilt countryside and furthermore, excellent road and rail connections ensuring you are never far away from the wider world.

All in all, a wonderful opportunity to enjoy a generous dose of tranquility and luxury in your every day.

“ Living within the grounds of a castle offers an experience unlike any other. It combines the best aspects of luxury, history and nature, creating a lifestyle that is both elegant and peaceful. The opportunity to own a home within such an exclusive and beautiful setting is rare, making this a truly once-in-a-lifetime experience.”





Location

One of the English countryside's unspoilt gems, the Lune Valley begins just a few minutes' drive from Lancaster and borders both the Forest of Bowland AONB and the Yorkshire Dales National Park. It's also a short drive into the heart of the English Lake District but offers the advantage of being a quiet and peaceful place to live, away from crowds and traffic. It's a true haven.

With a backdrop of green and gently undulating fells, at the heart of which is the meandering River Lune, the valley has long been a sought-after place to live; thriving local communities have taken root in picturesque village and hamlets with a great choice of country pubs which make destination venues for regional food lovers.

It's rural, but not isolated. This is a wonderful place to set yourself if you value life in the countryside but equally rate excellent road and rail accessibility whether travelling for business or pleasure. Depending on the direction of your onward journey you can pick up the M6 at either junction 34 or 36. The same goes for train travel as both Lancaster and Oxenholme have stations on the main west coast line with frequent services to London, Edinburgh and Glasgow.

Whilst not in the village itself, Tunstall has a super local pub that comes highly recommended for its seasonal menu and better still, it's within walking distance.

The picturesque Cumbrian market town of Kirkby Lonsdale is 4.8 miles distant, popular with locals and tourists alike, it has a range of amenities, some excellent pubs, cafes and restaurants, a much admired selection of independent shops, a branch of Booths supermarket as well as churches and a post office. There is also an excellent Thursday market offering fresh local produce.

In summary, within the moated castle, itself sat in stately grounds and surrounded by parkland, this is a serene setting and a truly prime location.





A historical note

Thurland Castle has had a rich history; with earlier origins (the earliest remains are 14th Century), Sir Thomas De Tunstall was granted a Royal Licence to crenulate his manor house in 1404, this then officially became Thurland Castle.

In 1643 the castle was made ruinous following a Civil War siege, it was restored in 1809 by Jeffrey Wyatt and in 1829 by Webster. In 1879 it was gutted by fire and had to be rebuilt, although many of the old walls were able to be retained, nowadays the majority of the castle dates back to the 1880s and is constructed partly in a Gothic, partly Elizabethan style. It was designed by local architects of high repute Paley and Austin; based in Lancaster they were responsible for many of the Lune Valley's country houses (Whittington Hall, Underley Hall, Capernwray Hall and Hornby Castle) and those in the surrounding area (including Leighton Hall, Sedgwick House and Holker Hall) as well as local churches, schools, banks and railway station buildings.

In more recent times, having been a private house and wedding venue in the 1990s, in 2000 the castle was purchased by a well-regarded residential development company, who painstakingly divided the property into twelve individual houses and apartments. There are seven properties in the main castle (created from 2000) and a further five in the stables (converted from 2003).





Step inside

Upon arrival at the castle you will pull in off the road to the generous splayed entrance, between high stone walls are imposing wrought iron gates. One press of the remote control (there's a keypad for your deliveries and guests) and the gates gently glide open. First impressions matter enormously and as you sweep up the splendid tree-lined driveway you cannot fail to be impressed. Every season brings a new visual treat, the vibrancy of spring, the golden hues of autumn, it is a splendid way to arrive home and greet guests. The dedicated visitor parking area is nearer the castle and on the left. Continue over the moat bridge and through the archway with its impressive gas fired flaming torches (just imagine how festive these look at Christmas as does the large, illuminated tree that's positioned at the head of the drive!), bear left into your allocated parking space and you've arrived!

Once parked a stone archway leads into the stable courtyard. Thurland Cottage is on the right. The front door opens into the kitchen, stylishly fitted with SieMatic cabinets with marble worktops, a matching dining table and coats cupboard. The floor is travertine and there is a large roof lantern allowing light to flood in and a super view of the clouds drifting by.

The primary reception space is an elegant sitting room with a wall of glazing incorporating French windows out to the courtyard, there's room to dine here making it a welcoming space in which to entertain. Cabinets with shelving over line a wall and a carved stone fire surround houses an electric fire for maximum convenience.

An inner hall leads to the bedroom accommodation. The principal suite is at the far end, a generous double room, extensively appointed with cabinets having burred maple doors. The fittings include a cleverly designed dressing table featuring a cunning storage compartment with hidden power points and a pop up mirror. The adjacent room has matching cabinets with plenty of wardrobe space and a corner desk, enabling this to be used as a home study. The suite has a bathroom with a bath, shower, wash basin and WC. Travertine tiling and heritage style fittings ensure timeless appeal.

The second double bedroom has a wall's full width of wardrobes which open to reveal fitted drawers. The family shower room serves this room and any guests and has a more contemporary aesthetic with shower, wash basin, WC and a travertine tiled floor. For comfort, underfloor heating runs throughout the entire property.















Step outside

The courtyard of the stable block is an entirely shared outdoor space and beautifully manicured by the estate gardeners ensuring you have maximum enjoyment with no personal effort. A sheltered sun trap, there's space directly outside the sitting room's French windows for you to position a table and chairs.

Beyond this there are ten acres of carefully landscaped grounds to experience with a delightful path that runs around the moat, stately trees, uninterrupted views towards majestic Ingleborough and a hard court tennis court. Each property has a double garage and there is dedicated parking for the visitors your new castle home will undoubtedly attract!



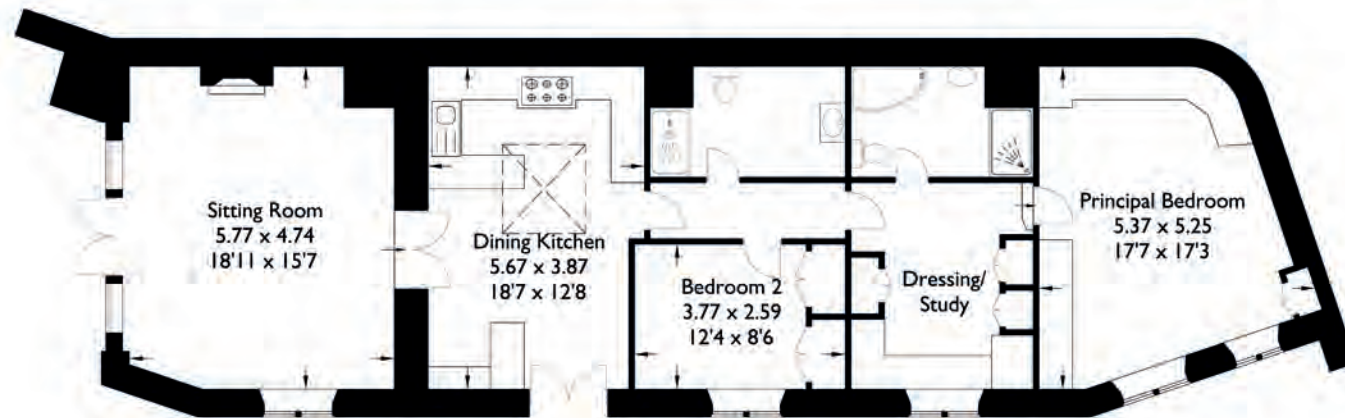


Thurland Cottage

Approximate Gross Internal Area : 116.09 sq m / 1249.58 sq ft

Garage : 35.68 sq m / 384.05 sq ft

Total : 151.77 sq m / 1633.63 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

Kirkby Lonsdale	4.8 miles
Lancaster	12.9 miles
Windermere	25 miles
Manchester	63.8 miles

Transport links

Wennington station	3.3 miles
M6 J36	9.8 miles
M6 J34	10.4 miles
Manchester airport	73.3 miles
Liverpool airport	78.8 miles
Leeds Bradford airport	50.4 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.

Internet Speed

Broadband

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

Mobile

Indoor: EE, Three, O2 and Vodafone are all reported as providing 'limited/no' services for both Voice and Data.

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

Broadband and mobile information provided by Ofcom.

Rail Journeys



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

Additionally, there is a branch line station at Wennington providing connections to main west coast line Lancaster as well as services to Leeds.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: combination oven/steam oven/grill/microwave, fridge freezer, washing machine (all Siemens), five ring gas hob, NEFF dishwasher

Available by way of further negotiation are certain items of furniture, please ask the Agents about any specific pieces of interest.

Directions

what3words [bookcases.vessel.grid](https://www.what3words.com/bookcases.vessel.grid)

Use Sat Nav **LA6 2QR** with reference to the directions below:

Travelling north on the M6, exit at J34 and take the A683 signed Kirkby Lonsdale northwards up the Lune Valley. Travel through the villages of Caton, Cloughton, Hornby and Melling. Shortly after leaving Melling there is a small bridge over the River Greta as the main road continues round the sharp left hand bend. Pass a small group of roadside cottages and the impressive castle entrance is to be found on the right.

Alternatively, heading south on the M6 exit at J36 and proceed on the A65 signed Kirkby Lonsdale. After bypassing Kirkby Lonsdale and crossing the River Lune, turn right onto the A683 signed Lancaster. Travel through the villages of Burrow and Tunstall and upon leaving Tunstall, Thurland Castle may be found on the left.

Tenure

The Thurland Cottage is being sold on the balance of a 999 year lease which commenced in 2004 subject to a quarterly maintenance charge (this was £1,269.30 for the period July – September 2024) which covered garden and ground maintenance, treatment plant upkeep, external lighting and buildings insurance.

Each property at Thurland Castle has an equal share in the management company which owns the freehold interest.

Services

Mains water and electricity, LPG central heating from a Vaillant boiler located in the kitchen. Private drainage to a treatment plant. Security alarm.

Local leisure activities

Places to visit

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

Sport and recreation

There is a wealth of outdoor pursuits available in the Lune Valley, North Yorkshire and Lake District – cycling, climbing,

pot holing as well as clubs for football, rugby, cricket, tennis and bowls

Golf clubs – Casterton and Kirkby Lonsdale, Sedbergh, Giggleswick, Lancaster and Kendal

Sailing and boating in the Lake District

Gyms and health clubs – pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Lancaster, 3-1-5 fitness centre at Lancaster

Open water swimming and diving centre at Jackdaw Quarry, Capernwray

Swimming pools at Capernwray Hall, Hornby School and Settle

Places to eat

The Lune Valley is well known as being a foodie destination, here are a small selection to tantalize your tastebuds:

Informal dining, cafes and pubs

The Lunesdale Arms, Tunstall – within walking distance

The Highwayman, Burrow

The Fenwick Arms, Claughton

The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica

amongst many others in Kirkby Lonsdale

The Plough, Lupton

Rind, The Game Cock Inn and The Traddock, all in Austwick

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

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

Great walks nearby

Right from the door, explore the Lune Valley Ramble; in total this is a 16.1 miles long path that traces the course of the River Lune's lower reaches through some of the North West's finest lowland countryside. Bounded by high moors, limestone hills and shadowed by the distant peaks of Ingleborough, Whernside and Leck Fell, the route offers excellent, easy walking and is signposted and waymarked throughout.

On a wider level you have access to some excellent walking country all within easy reach for a day out - the national parks of the Lake District and Yorkshire Dales (including the undulating Howgills and mighty three peaks of Ingleborough, Whernside and Pen-y-ghent), the AONBs of Arnsdale and Silverdale and the Forest of Bowland. The promenades at Morecambe and Grange over Sands are also exceptionally popular and well worth visiting for a dose of bracing sea air.

Schools

Primary

St Mary's CoE Primary School

Leck St Peter's CoE Primary School

Melling St Wilfrid CoE Primary School

Arkholme CoE Primary School

Sedbergh School, Giggleswick School and Windermere School, all independent

Secondary

Queen Elizabeth School and QESudio, both in Kirkby Lonsdale

Lancaster Royal Grammar School, Lancaster Girls' Grammar

School and Ripley St Thomas CoE Academy, all in Lancaster

Sedbergh School, Giggleswick School and Windermere School, all independent

Further Education

Lancaster University

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

Lancaster and Morecambe College

Kendal College

Guide price £450,000

Lancaster City Council
Council Tax band E

Please note

To preserve the exclusivity, security and privacy of all residents, holiday letting is not permitted.



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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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