



Meadowbank House
Strickens Lane | Barnacre | Lancashire | PR3 1UD

MEADOWBANK HOUSE





Welcome to Meadowbank House, Strickens Lane, Barnacre, Lancashire, PR3 1UD

Set in the stunning Forest of Bowland AONB. This exceptional house set in c.4.29 acres with paddocks and stables will appeal to discerning purchasers seeking a high-quality equestrian property in a private and accessible location.

The light-filled modern house has been recently renovated and extended, it is appointed with high quality fittings and tastefully presented. It offers a hall, cloakroom, WC, magnificent large living kitchen, spacious sitting room, snug/fourth bedroom and a utility room on the ground floor. Three ensuite double bedrooms are accessed from the gallery landing.

Attached is a boiler and tack room and a double garage which has planning permission to convert to a two-bedroom annex. Across the stable yard sits an immaculate detached stable block with a separate rug room.

There are two gated drives, generous parking provision for horse boxes and other large vehicles. Landscaped, well stocked and established gardens surround the house and provide plenty of opportunities for outdoor recreation. Meadowbank House enjoys south and west facing aspects with views of the paddocks. In all, the property offers c. 4.29 acres.

Location is everything when it comes to choosing your next property and here there are all the advantages of a quiet rural location but none of the inconvenience of a remote setting. There are strong links to the road and rail network ensuring you stay well connected with the wider world.

In all, Meadowbank House offers an enviable outdoor lifestyle.

“ I moved to Meadowbank House from the South of England to be nearer my elderly parents. I fell in love with the house as soon as I saw it with its long driveway and the picture postcard Bowland Fells in the backdrop. After an extensive renovation and extension programme, the end result is a beautiful place to live, immensely peaceful and private which is rare. The location within the Forest of Bowland is great, I can take my horse for a ride on one of the many great local hacks yet drive to the M6 in 15 minutes. Manchester is an hour's drive away and when I need to be in London it only takes just over two hours by train.

It's given me great pleasure and enjoyment having the horses at home, seeing them happy makes me happy. The garden itself has provided many delights, I have made some wonderful Damson Gin! I like to entertain and have friends to stay hence all the bedrooms have ensembles.”





Location

Meadowbank House enjoys a picturesque position, the Bowland Fells and Parlick forming the backdrop. It is set back off the road and away from other properties ensuring the setting is both secluded and private. This is an opportunity to immerse yourself in a tranquil rural lifestyle with ready access to the glorious countryside of the Forest of Bowland, an Area of Outstanding Natural Beauty encompassing fells and deep valleys, ancient woodlands and providing some of the most peaceful and remote walking, cycling, wildlife-watching and star-gazing in the country. The Duchy of Lancaster and The Duke of Westminster's Abbeystead estate own a large proportion of the Forest of Bowland. If you move here with horses or are seeking to realise equestrian dreams, then there are great local hacks right from the stable door.

For day-to-day shopping, Garstang (c.4.2 miles) has branches of Booths and other supermarkets as well as a busy high street with a great selection of independent retailers and a traditional weekly market.

When the bright lights beckon, Lytham, Manchester, Lancaster and Preston, between them offer a full range of commercial and recreational facilities including a wide selection of restaurants serving cuisines from around the world as well as great shopping. Culturally, there is a choice of theatres and cinemas and established arts and music scenes with festivals and events throughout the year.

The best of both worlds, rural but not remote, there's nearby access to the M6 and train stations on the West Coast Main line at both Lancaster and Preston ensuring that whether you need to travel for business or pleasure you remain connected.





Step inside

Benefiting from an advantageous position, Meadowbank House faces south west and as such is filled with abundant natural light. The house has been extended and upgraded throughout with great care and attention to the smallest detail to create a home that is both easy to manage and a pleasure to occupy. With three generous double ensuite bedrooms upstairs and an optional fourth guest room on the ground floor it is both ideal for family living or for a couple, whether professional or retired who simply want to spread out, embrace the space, possibly work from home or entertain with ease.

Throughout the property the colour palette flows from room to room and is one of tasteful tones, complemented with the incorporation of natural wood, painted and stripped floorboards, the use of limestone, marble and granite and the selection of chrome sockets and switches.

A light front entrance hall gives access to a cloakroom and a separate WC. Double doors open to the impressive and elegant sitting room where a triple aspect offers super views of the gardens and paddocks. For that cosy glow in the colder months there is a wood burning stove set within an impactful Portuguese limestone fire surround. The extended architect designed large living kitchen provides a convivial open plan kitchen, dining and seating arrangement. Bi-fold doors open onto the dining terrace, large roof lights flood the room with light and a picture window captures a delightful view of the rear garden where local wildlife flourishes. The kitchen cabinets have been built in a U shape and include a breakfast bar for informal dining. The worktops, splash backs and radiator shelves were cut from three book matched slabs of granite. It's a room that positively welcomes a houseful; perfect for parties, fabulous for families, it's a great space and a real asset to this modern home. Decorative handmade doors conceal plentiful storage but also open to reveal a snug. The utility room plays a valuable supporting role to the kitchen, a breakfast cupboard with the same decorative doors opens to reveal a breakfast station where a toaster, microwave and champagne fridge may be neatly tucked out of sight.

Rise to the first floor and the wraparound gallery landing has a profusion of light and sense of airiness. There are three double bedrooms each enjoying private facilities. The first bedroom at the top of the stairs is triple aspect and has a built-in wardrobe, the ensuite has a marble tiled floor, steel bath, a separate large rainfall shower and a marble topped vanity unit as well as a comfort height WC.

The second double room is to be found behind a hand painted antique decorative panelled door. The view is over the rear garden to the open countryside beyond. There's a dressing area with a built-in double wardrobe and an ensuite shower room with porcelain hexagonal floor tiles. This room has a large shower, contemporary floating vanity unit and a WC. Along the landing to the third double bedroom, the principal room is a triple aspect with views over the stables, the paddocks and garden. There's a good range of built-in wardrobes and an ensuite shower room with marble floor and wall tiling, a large rainfall shower, marble topped vanity unit and a comfort height WC. All the ensuites have heated towel rails.











Gardens

First impressions matter enormously. Set back off the road and with the fells in the distance, there are two gated drives, running almost parallel and providing access to 'Meadowbank House'. The one to the north signposted 'Meadowbank Leys' is perfect for horse boxes and larger vehicles, at the top of this drive there is a large post and parcel box which reduces the number of daily callers and thus increases privacy. The drives connect at the property where there is an extensive parking area.

The attached double garage has an electric roller door, loft storage and adding further to the versatility and amenity value of this country home, there is planning permission to convert the garage to an annex. Between the garage and the house is a tack and boiler room. Tucked away out of sight is a log store and concealed oil tank.

With generous lawns, there is an abundance of established trees, flowering shrubs and herbaceous plants including oak, rowan and acers, camelias, hydrangeas, rhododendrons as well as David Austin heritage roses and a pair of damson trees. Around the garden there is lighting beneath many of the trees. There are two small streams which converge at the southern most point and create an attractive feature especially as the house drive crosses a bridge over the stream.

Limestone flagged terraces provide a choice for outside seating. With a perfect view of the front fields, a screened pergola makes an attractive setting for a leisurely afternoon and has a pull-out sunshade when required.

Equestrian facilities

The two paddocks sit to the south and west of the property, property perimeter fencing has been installed by the vendor as has the post and rail fencing to the paddocks. Three gateways to the paddocks have been stoned. We are informed that two hay crops have been taken off the land each year for the last two years. Racing trainer Stella Barclay is located nearby, this is a great place for horses to thrive with good local hacking on the doorstep; Nicky Nook, Bowland Fell, Pilling sands (it takes the vendor 20 minutes in a horse box) and Myerscough Equestrian Centre at 5.9 miles.

The land has the space to build a large menage/arena if desired (subject to the necessary consents). Any trees that would prove poisonous to horses have been removed from the paddocks and extensive new horse friendly planting has been undertaken which will, in time, screen the property further.

The impressive detached stable block could of course have an alternative use (subject to the necessary consents). Finished in Weber Alpine render to match the house, under a slated roof, it currently houses two 16 x 16 ft stables and one 10 x 10 ft stable and a large space which makes an efficient work and storage area and provides shelter from the elements when mucking out or grooming. The loose boxes feature removable rubber matting. Recycled plastic and stainless-steel doors and partitions have been used for a long low-maintenance life. The partitions are bolted in and therefore moveable depending on individual requirements. The stables have internal and external doors, a large sliding side door suitable for vehicles and deliveries.

There is a separate rug room which has mezzanine storage above, this room will also accommodate the ride on mower. To the side of the building is a hard standing designed for a conveniently placed mobile muck trailer or parking for a horse box or lorry. The stable building features internal and external power points, dusk till dawn lighting, an external flood light and back-up emergency battery lighting. The stables are over 4 metres in height, have many air vents in the facias to promote airflow and three 'tilt and swing' rear windows featuring protective grills for safety. This building has been designed with ventilation and airflow in mind, crucial for horse health and well-being. Within the yard is a matching stone and rendered mounting block.

The equestrian provision is well considered and has been executed to an exacting standard to provide maximum practicality and enjoyment.











Meadowbank House

Approximate Gross Internal Area : 188.55 sq m / 2029.53 sq ft

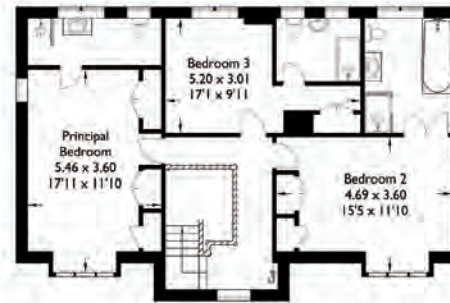
Garage : 33.12 sq m / 356.50 sq ft

Stables : 80.92 sq m / 871.01 sq ft

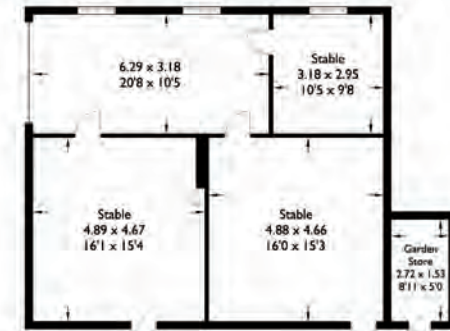
Total : 302.59 sq m / 3257.05 sq ft



Ground Floor



First Floor



Stables

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Garstang	4.2 miles
Preston	11.7 miles
Lancaster	12.2 miles
Clitheroe	18.1 miles
Lytham	22 miles
Manchester	43.5 miles

Transport links

M6 J32	7.6 miles
M6 J33	8.2 miles
Manchester airport	53 miles
Liverpool airport	58.5 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



There are stations on the West Coast Main line at both Lancaster and Preston, depending on the direction of your onward travel.

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

Planning permission

Planning permission has been granted by Wyre Council (reference 22/01037/FUL dated 4 January 2023) for the "conversion of the existing garage to ancillary living accommodation". Approved plans may be viewed on Wyre Council's website which show an open plan living kitchen, two bedrooms and a cloakroom with WC.

Please note

A public footpath runs within the boundary, it is fenced from the garden with secure gated access and is not visible from the property.

Directions

[what3words butlers.pegs.career](https://www.what3words.com/butlers.pegs.career)

Use Sat Nav **PR3 1UD** with reference to the directions below:

From the North

Leaving Lancaster on the A6, head south, towards Preston. Upon reaching Galgate, turn left onto Stoney Lane and continue onto Chipping Road. Turn right onto Strickens Lane. Meadowbank House is on the left, there is a name sign near the gates.

From the South

Leaving the M6 at J32 take the A6 towards Garstang and after Barton Grange roundabout at the Shell Garage turn right, turn left at Lodge Road, turn right following the sign for Claughton, Calder Vale, Oakenclough, over the bridge, onto Sandholme Lane, turn right onto Bell Lane, turn left onto Sullom Side Lane, at the postbox on the left turn right onto Strickens Lane. Meadowbank House will be on the right, there is a name sign near the gates.

Included in the sale

Curtain poles, blinds, wall lights in the hall and sitting room, integral kitchen appliances as follows: Bosch dishwasher, Caple extractor fan. Available by way of further negotiation are remaining light fittings, the range cooker, Siemens fridge freezer and the Hoover washing machine. The antique painted wall panel on the bedroom door is included, the other two are available for separate purchase. The vendor will replace the antique door panel with a door to match the others if preferred.

Services

Mains electricity and water. Oil fired central heating from a Worcester Bosch boiler in the boiler room. Drainage to a septic tank located within the grounds. Please note: The tank is not thought to comply with the latest regulations, a new system would be required if the garage were to be converted. External power points, lighting (on dusk to dawn settings around the house) and external water tap.

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: Three is reported as providing 'limited' services for both Voice and Data. EE, O2 and Vodafone are reported not providing any services.

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

Broadband and mobile information provided by Ofcom.

Places to visit

Lytham Festival
Dark Skies Festival
Prehistoric remains in the area include a cairn on Parlick Pike and Bleasdale Circle
Grand halls, parks and houses at Browsholme, Leagram and Quernmore
The remains of Motte and Bailey castles in the Lune Valley and the Cistercian monastery at Sawley
Clitheroe Castle
Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial at Williamson Park, all in Lancaster
The Dukes and Lancaster Grand theatres, during the summer there are open air productions in Williamson Park
The Flower Bowl Cinema at Barton Grange

Local leisure activities

Cycling
Paddle boarding, wild swimming and archery at Wyresdale Park
Gym and spas at both Lancaster House Hotel and Barton Manor Hotel
Acresfield Health Club
Ribby Hall Spa
Golf Clubs at Preston, Lancaster, Lytham, Clitheroe, Fleetwood, Wrea Green
Amongst others there are cricket, football and rugby clubs in the locality
Shooting - The Abbeystead Estate and Wyresdale Park

Places to eat

The Inn at Whitewell
The Cartford Inn, Little Eccleston
The Fleece Inn, Dolphinholme
Patten Arms, Winmarleigh
Horns Inn, Churchtown
Italian Orchard, Broughton
Pipers, Garstang
The Quarterhouse, Quite Simply French, Now or Never by Journey Social and 1688 Merchants, all in Lancaster

Great walks nearby

For anyone who loves walking, Meadowbank House owns the public footpath behind the property, it is separated from the private garden areas by new fencing and secure gates. It provides access straight from the garden onto a network of footpaths. What could be more convenient for exploring the Forest of Bowland?

Slightly further afield, but very much in day trip territory are the Lake District (there are Wainwright's 214 Lakeland fells to tick off the list), the Yorkshire Dales (the mighty Three Peaks challenge of Ingleborough, Whernside and Pen-y-ghent awaits) and the AONB of Arnsdale and Silverdale (for some delightful coastal countryside).

Schools

Primary

St John's CoE Primary School, Calder Vale
Scorton CoE Primary School
St Mary and St Michael Catholic Primary School, Garstang
Sedbergh Preparatory School, Casterton (where you can take your own horse to school!)
Stonyhurst St Mary's Hall, (Stonyhurst College Preparatory School)
Rossall Preparatory School

Secondary

Our Lady's Catholic High School, Fulwood
Broughton High School
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy Lancaster
Stonyhurst College
Rossall Senior School
Sedbergh School

Further and Higher Education

Lancaster and Morecambe College
Cardinal Newman College, Preston
Myerscough College
Lancaster University
University of Cumbria (Lancaster campus)
University of Central Lancashire ULan, Preston

OIRO £1,500,000

Wyre Council
Council Tax band G

Tenure - Freehold



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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.

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