



The Farmhouse
Town End Farm | Low Road | Halton | Lancaster | Lancashire | LA2 6NB

THE FARMHOUSE





Welcome to The Farmhouse, Town End Farm, Low Road, Halton, Lancaster, LA2 6NB

Abundant with period character, this unique former farmhouse is one of five properties within a farmstead redevelopment set around a beautiful courtyard.

Dating back to 1672, The Farmhouse offers spacious split level accommodation, which comprises a large, welcoming farmhouse kitchen, two generous reception rooms, a good sized home office and utility/boot room. There are four double bedrooms, two of which have ensuite shower rooms. There is also a large house bathroom.

Outside is a well-established and productive garden, a double garage, private parking for two cars as well as shared parking for visitors.

Within the highly picturesque Lune Valley, Halton is an exceptionally accessible village with excellent local services including a village school, pub, café, and shop. It is convenient for Lancaster and ideal for those who need good access to the M6.



The Farmhouse and courtyard have an individual character giving a warm atmospheric feeling. There's plenty of room for guests and the rooms are big enough for everyone to be together.

The courtyard has a real community feel, we have wonderful neighbours and will really miss them."





Location

As a satellite village for the city of Lancaster, Halton is within the highly scenic Lune Valley and has a lot to offer. There are several local shops (including a convenience store and Post Office in the pharmacy) as well as places to eat or enjoy a drink (The Greyhound Pub, Red Door Café, a café at The Centre, the village Social Club and a village chip shop). There is a doctor's surgery and pharmacy, vehicle repair garage and playground. The hub of village life is The Centre with the village hall, café, playing field and skate park. The artistic centre of the village, Halton Mill, hosts events, exhibitions and classes throughout the year and provides spaces for local businesses. The village is home to the historic St. Wilfrid's Church. There is a primary school in the village, with children of secondary school age travelling into Lancaster where there are excellent grammar schools available. Everything in the village is within walking distance.

Halton is a popular choice for those seeking the advantages of village life while remaining close to the city centre and with easy access to the M6. Lancaster City centre is only 3 miles away, has a station on the main West Coast railway line as well as a Park and Ride facility just by J34 of the M6. In 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 easy access to stunning open countryside, both the valley itself with its undulating hills and footpath along the meandering River Lune and also the Forest of Bowland and the National Parks of the Yorkshire Dales and Lake District.

Just under 13 miles away is the Cumbrian market town of Kirkby Lonsdale, which is a popular destination with a great range of independent shops, some lovely cafes, pubs, and restaurants.

There is easy access to the coast from Halton, whether it's the impressive promenade at Morecambe, the pretty village of Heysham or the protected National Landscape of Arnsdale and Silverdale.



The beach is easy to reach, there are footpaths and cycle paths on the doorstep. The Lake District and Yorkshire Dales are very close too. Access to the motorway is very easy, great for travelling to work."





Setting the scene

The Farmhouse at Townend Farm has been Grade II Listed by Historic England due to its age and architectural character, the farm is a distinct feature within the village. The stone lintel above the original door opening onto Low Road is carved with '1672 WEG'. The house has distinctive stone mullioned windows with external stone lintels and stone steps.

Town End Farm ceased farming operations in 2008. The barns around the farmyard were developed into four individual homes. Together with the Farmhouse, these form a small community around the courtyard.

Internally, this former farmhouse has layers of history and is packed with character. The highly distinctive accommodation is set over several levels connected by short flights of steps. The house has plentiful ceiling beams, areas of wall panelling, window seats as well as a host of individual nooks and crannies. Its exceptionally interesting and unique.

The grand tour

The main approach and front door are on the courtyard side of the house. A one-of-a-kind door opens to a vestibule, which leads to the spacious farmhouse kitchen. The highlight of the kitchen is the restored 17th century fireplace with a multifuel Hunter stove. The kitchen is well equipped with traditional oak fronted cabinets, there is space for a large farmhouse dining table and two reclining chairs in front of the fireplace. It is a very sociable room, lovely for family living and welcoming guests. Four steps lead up to an inner hall, which has wall panelling and period painted cupboards.

The family room enjoys a garden view and has a parquet floor and rare 1920s French Art Deco charcoal stove set within a charming brick fireplace. There is more wall panelling with an intriguing small cupboard. Four steps from the inner hall lead up to the sitting room, which looks out over the courtyard, there is an outer door leading to the courtyard. The vendors have installed an electric stove in a wooden fire surround. From the inner hall, steps lead down to the lower ground floor where there is a utility/boot room and a spacious home office/hobbies room. A door leads from the utility/boot room to the garden, the home office has a door in the opposite direction opening into the courtyard.

An airy stairwell with garden views leads to the generous main, split-level landing. The principal bedroom has a built-in wardrobe, a view down the village and the benefit of an ensuite shower room. Also off this main landing are double bedrooms three and four, both of which have exposed ceiling trusses.

From the main landing, a short flight of three steps leads to an inner hall with a window overlooking the courtyard and with views across to Clougha, one of the Bowland Fells rising beyond the neighbouring roof tops.

The second bedroom is well proportioned and has its own ensuite shower room. Bedrooms three and four share use of the spacious house bathroom, which has both a bath and separate shower. The bathroom also has a built-in cupboard providing access to a second loft space. As with the neighbouring inner hall, the view from here takes in the Bowland Fells.

The main roof space has a ladder, light and offers good storage.



We love the kitchen. It's perfect for family meal times and very cosy in winter with the fire lit."

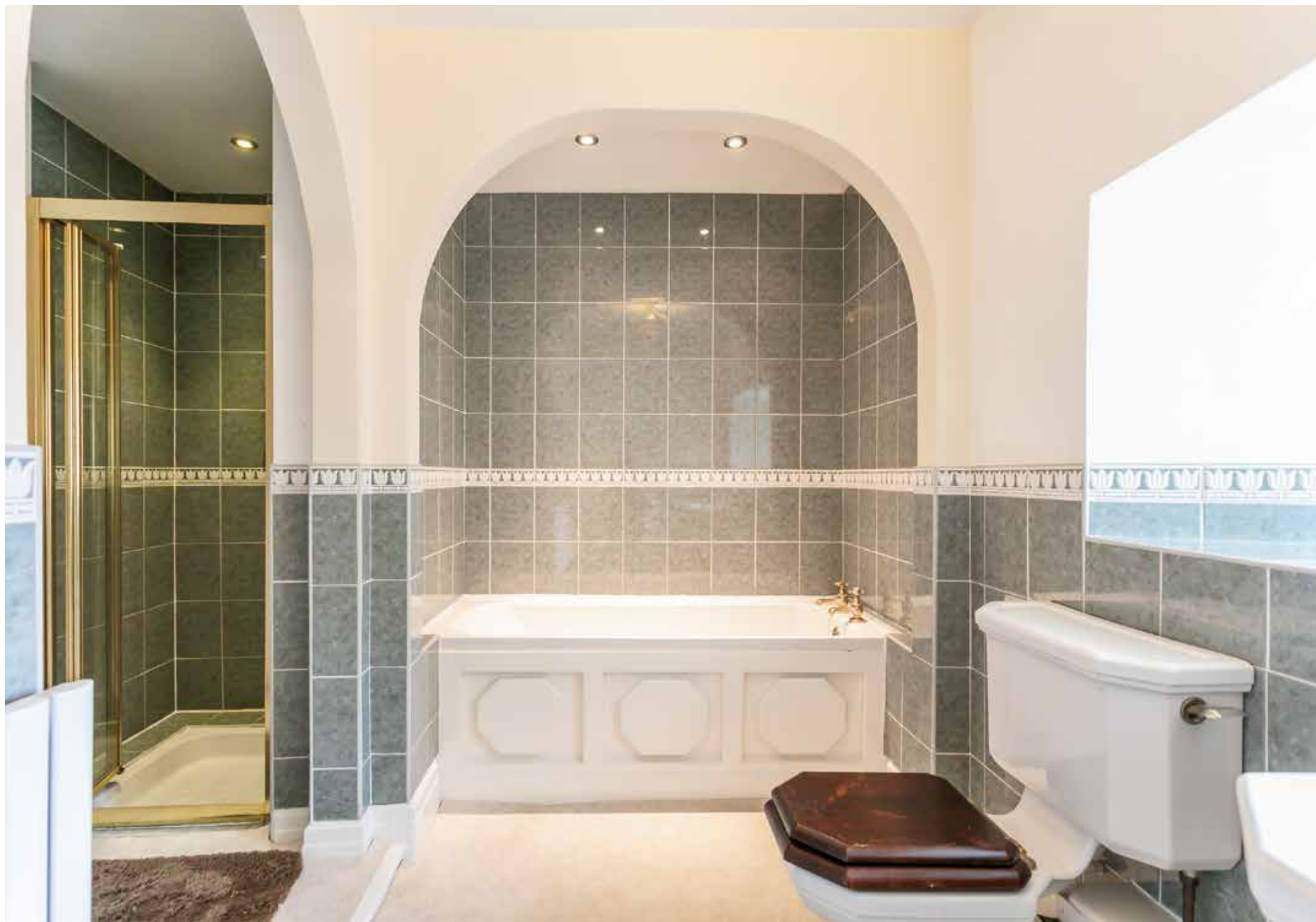












Step outside

The enclosed walled garden offers peace of mind for those with younger children or dogs. There is a gate onto the road giving easy access to bring larger items to the garden without the need to go through the house.

From the boot room, step through into the garden where you will find a paved seating terrace running along the front elevation as well as a stone-built surround, ready for a BBQ grill. The vendors have planted and enjoyed tending the garden, having created a space that is productive and includes crops of fruit from the small orchard (two eating apples, two plum trees and a medlar tree) as well as red and black currants, raspberries, strawberries, gooseberries, rhubarb and horseradish. Rosemary and sage are also well established. For storage there are two sheds. From the garden, the view back towards the house is delightful as is the outlook beyond neighbouring properties toward the Bowland Fells.

Within the attractive gravel courtyard there is space to park two cars and a paved seating area by the front door. East facing, it is ideal for a coffee in the morning sunshine.

The farmhouse has the benefit of a double garage, block built, stone faced under a slated roof; it has power, light, water and an alarm.

The farmstead has visitor parking spaces to the right of the garage block as well as a communal bin store beyond the garages.



“ *The Virginia Creeper is an absolute picture in autumn with the bright red leaves.*

We chose the fruit trees to give fresh fruit from late June to October.

It's very neighbourly here, we see each other in the courtyard but we all have our own private gardens.”









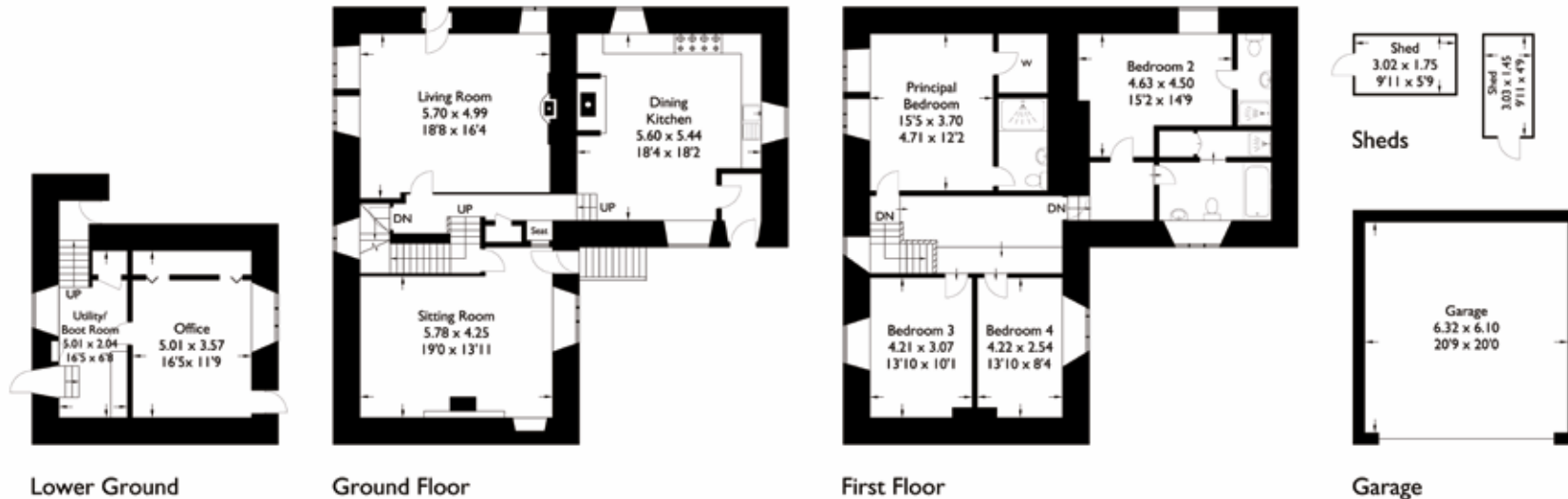
The Farmhouse

Approximate Gross Internal Area : 235.14 sq m / 2531.02 sq ft

Garage : 38.55 sq m / 414.94 sq ft

Sheds : 9.67 sq m / 104.08 sq ft

Total : 283.36 sq m / 3050.06 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	3.3 miles
Morecambe	4.6 miles
Kirkby Lonsdale	12.4 miles
Preston	24.7 miles
Bowness on Windermere	27.9 miles
Manchester	54.6 miles

Transport links

M6 J34	c. 1 mile average
Lancaster railway station	3.9 miles
Manchester airport	64.1 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 for further details.

Directions

[what3words overlooks.kinks.reader](#)

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

Driving into Halton from Lancaster on Halton Road, pass the church and The Red Door café, both of which are on the left. At the mini roundabout, take the third exit and proceed onto Low Road. Immediately after passing The Greyhound (on the right), turn right onto Station Road and then first left onto the wide gravel drive. Proceed through the canopy entrance (height restriction of 8'10") into the courtyard. The Farmhouse is in the far left corner. Parking is in front of the external stone steps.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, and domestic appliances as follows: Flavel dual fuel range cooker, circulation fan above, LOGIK dishwasher and the Baumatic washing machine. Available by way of further negotiation are the Daewoo American style fridge freezer, farmhouse table and chairs, and electric stove in the sitting room.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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

Services

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

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
The Dukes and Lancaster Grand theatres, during the summer there are open-air productions in Williamson Park
The Dukes and Vue cinemas
The Storey arts centre
Local historic houses to visit – Levens Hall, Leighton Hall,Sizergh Castle (National Trust) and Holker Hall

Sport and recreation

The Centre @ Halton, a community centre with café
Swimming, gym, climbing wall, tennis, badminton, and squash facilities at Lancaster University Sports Centre
Salt Ayre leisure centre, Morecambe
3-1-5 fitness centre, Lancaster
Lancaster Golf Club with others nearby at Morecambe, Heysham, Casterton and Kirkby Lonsdale
Local cricket, football, tennis, and rugby clubs in Lancaster
Diving and open water swimming at Capernwray Diving Centre
There is a great network of dedicated cycle paths available locally

Places to eat

Informal dining, cafes and pubs

The Greyhound and The Red Door Café, both in Halton
The Station Hotel, Caton
The Cross Keys and Slyne Lodge, both at Slyne
Further up the Lune Valley, look out for The Redwell Country Inn, Arkholme, The Highwayman at Burrow and The Fenwick Arms, Claughton
The Royal Hotel, Avanti, and Sun Inn all in Kirkby Lonsdale
Or head into Lancaster and try Journey Social, Etna's Italian, Brew, The Print Room Café at The Storey and The Sun Hotel

Special occasions

The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside)

Great walks nearby

Right from the door the owners recommend cycling along the cycle path into Lancaster where there are interesting routes along the canal towpath and from the quayside to Glasson Dock. Or, you could head to local beauty spot, the Crook O' Lune.
The Lune Valley Ramble is a delightful, recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.
On top of this, there is much open countryside within easy reach for day trips including the National Parks of the Lake District and the Yorkshire Dales (including Yorkshire's Three Peaks, Ingleborough, Whernside and Pen-y-ghent) as well as the protected National Landscapes of the Forest of Bowland and coastal Arnside and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary

St. Wilfrid's CoE Primary School, Halton
Brookhouse Primary School
Caton Primary School
There is also a selection in Lancaster.

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy

Further and Higher Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Guide price £ 5 7 5 , 0 0 0

Lancaster City Council – Council Tax band F

Tenure - Freehold

A covenant ties ownership of the garage to The Farmhouse.

The five owners have formed a residents' association for shared costs and contribute financially on an 'as and when' basis. These expenses cover the drive, visitor parking, bin store, canopy entrance and courtyard.



FINE & COUNTRY

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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

