



Herons Wood House
Ashton With Stodday | Lancaster | Lancashire | LA2 0AJ

Welcome to Herons Wood House, Ashton with Stodday, Lancaster, LA2 0AJ

The best of both worlds; an extensive detached house in a rural location offering great countryside views whilst being convenient for both the motorway and city centre services.

Built in the mid 1950s with later extensions and adaptations, accommodation is generously proportioned, naturally well lit by the south westerly orientation and offers an entrance porch, hall with cloakroom, dining kitchen, storage room and garage (now internally subdivided into two rooms), office, rear porch/boot room and an L shaped dining room open to the sitting room. Off the landing is a deep coats cupboard, main bedroom with ensuite shower room, three further double bedrooms with house bathroom and house shower room.

Ideally suited to a growing family, the house sits centrally in the grounds having gardens lying to the south and west with a collection of timber outbuildings, an outdoor swimming pool and a field to the north offering excellent amenity value. The field presently operates as a Caravan and Motorhome Club Site with four grass pitches and one hard standing but would also be ideal if your country living dream included livestock or ponies. In total the plot measures c. 2.63 acres and offers privacy and seclusion all in a highly accessible situation.







Location

Situated near the peaceful hamlet of Ashton with Stodday, just south of Lancaster, this property offers excellent access to the M6 and Lancaster city centre, ideal for commuting, schools, shopping and local amenities.

Lancaster is a vibrant Heritage City, known for its Georgian architecture, lively cultural scene, and year-round events. It enjoys a wealth of bars, restaurants, independent and high street shops, a twice-weekly market and comprehensive professional services. The universities and hospitals are easily accessible from the south side of the city. Lancaster's mainline station provides regular services to Preston, Manchester, Manchester airport, London Euston and Edinburgh.

Surrounded by beautiful countryside, the area offers superb walking and cycling from the doorstep, with the Lune Valley, the Protected National Landscapes of the Forest of Bowland, Arnsdale & Silverdale, and the National Parks of the Lake District and Yorkshire Dales all within easy reach for day trips.



Step Inside

Arrive at the porch and walk through into an entrance hall with handy cloakroom having a two-piece suite. Bright, welcoming and spacious, the dining kitchen is a great space for family life and also entertaining friends. There are extensive cabinets and extra deep worktops, two sets of French doors open to the garden with super views across to distant fields. Off the kitchen is a tank room which houses the pressurized water storage tank, solar equipment connected to the 10kW solar array. The integral double garage has a remote controlled roller door and has been subdivided and insulated internally to provide two store rooms.

From ground level, a short flight of stairs leads to the office with a good view of the back garden and a wood and solid fuel cooking range from La Nordica. The room has a deep shelved storage cupboard, bookcases and door to the back porch/boot room which in turn opens to the garden. From the office is a door to the L shaped reception room; a particularly attractive space with plenty of natural light and wrap around views of the garden and beyond to the fields. Formal dining may be accommodated as well as comfortable seating around the open fire. Open shelving lines one wall for books and display. The layout offers a good flow with a second door leading back to the landing with a cupboard for coats. The bedroom accommodation all faces south west and enjoys good natural light and open views. The landing is split level with the main bedroom commanding an enviable triple aspect, the advantage of an en suite shower room and a door to a first floor porch with external set of steps down to the garden. Three further bedrooms are served by the house bathroom complete with spa bath, wash basin and WC and a shower room which offers a large rainfall shower and vanity unit.









Step Outside

Set back from the road behind hedging, Herons Wood House is ensconced in well-established gardens providing a backdrop of varied green foliage which screen as well as providing seasonal variation and wonderful privacy.

The drive to the property is private and leads to a generous parking area in front of the house with a gated entrance to the camping field.

In front of the dining area is a sunny seating terrace with steps down to the large lawn providing plenty of opportunity for recreation as well as growing your own fruit and veg with the small orchard, vegetable plots and poly tunnel. A small copse of trees sits in the southern most corner of the plot and houses a large wooden shed, a super workshop with power, light and a workbench. The trees also provide screening for a working area within the garden and tucked away composting.

There are two generous outdoor stores, one is timber with a slated roof and vented sides ideally suited to storing firewood. The second is a lockable tool and mower store, timber built under a felted roof with power and nearby water supply.

An unexpected feature of the property is the outdoor pool, unheated it is currently in use spring to autumn. At just over 10m long it has a graduated depth of around 1m to 2m (4 ft to 7 ft) and a surrounding paved seating area. It nestles in a sheltered sun trap with an adjacent shed that houses the pump and filtration system.

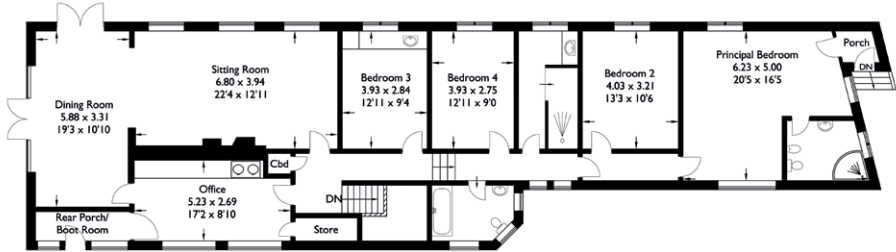
The field is currently let through the Caravan and Motorhome Club with five pitches (one being hard standing for motorhome use) each with electric hook ups. The site has a chemical WC disposal point. The site opens April to October. Hedging and trees provide privacy for both the house and those camping. It's a second income but if the idea didn't appeal then the land would accommodate chickens or possibly ponies.

The house sits in grounds of c. 1.19 acre, the field adding a further c. 1.44 acres, in total therefore c. 2.63 acres.

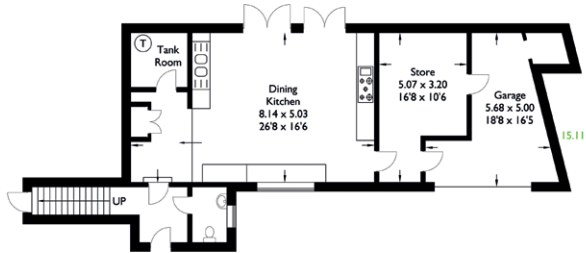
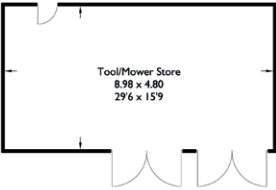


Herons Wood House

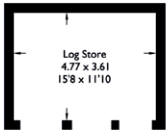
Approximate Gross Internal Area : 229.02 sq m / 2465.15 sq ft
Garage : 15.11 sq m / 162.64 sq ft
Outbuildings : 60.31 sq m / 649.17 sq ft
Total : 304.44 sq m / 3276.96 sq ft



Ground Floor



Lower Ground Floor



Outbuildings

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		B4 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU. Printed 3.10.2025



FURTHER INFORMATION

On the road

Glasson Dock	1.7 miles
Lancaster	3.3 miles
Scorton	6.5 miles
Garstang	7.9 miles
Preston	21 miles
Windermere	36.7 miles
Manchester	51 miles

Transport links

M6 J33	3.5 miles
M6 J34	6 miles
Lancaster station	3.8 miles
Manchester airport	60.5 miles
Liverpool airport	66 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

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.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.



Directions

what3words [watched.profiled.direct](#)

Services

Mains electricity and water. Oil fired central heating from a Worcester boiler in the back porch. Heating controllable through the NEST App. Underfloor heating in the house bathroom. Heated towel rails in the house bath and shower rooms.

Domestic hot water from the central heating boiler, an immersion heater and 24 solar panels which feed electricity back to the grid. Drainage to a sole use septic tank located in the field.

Seven outside taps; five in garden and two for camp site.

Please note

The roof was recovered and the inset solar panels installed in 2024. In 2020 external doors and most windows were replaced.

The boiler was new in 2020.

Local leisure activities

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster
Historic houses: Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stoneyhurst College, amongst many others
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park, all in Lancaster.
Cinema: The Dukes and Vue, both in Lancaster and The Flower Bowl at Barton Grange.
Local arts centre: The Storey, Lancaster
The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, curling, ten pin bowling and two restaurants.

Places to eat

Informal dining, cafes and pubs

Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey, The Sun Hotel and Atkinsons Coffee Roasters' cafes at The Castle, The Hall and the Music Room
The Barn, the Applestore Café and Daisy Clough, all in and around Scorton
Wallings Ice Cream Parlour and café, Cockerham
The Fleece Inn, Dolphinholme
The Stork Hotel, Conder Green
The Quayside and the Dalton Arms, both at Glasson Dock

Great walks nearby

In and around Lancaster there are lovely walks along Lancaster Canal's towpath, from the quayside to Glasson Dock, around Fairfield Nature Reserve and Williamson Park, a 19th century ornamental park which covers over 50 acres including Fenham Carr woodland.

Lancaster's location in the highly scenic north west also means that there is ready access to stunning countryside whether you like to explore on foot, or by two or four wheels.

The Protected National Landscape of the Forest of Bowland offers fells, deep valleys, ancient woodlands, sprawling heather and peat moorland.

Slightly further afield, but very much in day trip territory are the National Parks of the Lake District and Yorkshire Dales and the Protected National Landscape of Arnsdale and Silverdale for some delightful coastal countryside.

Sports and recreation

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University
3-1-5 Health Club, gym and spa at both Lancaster House Hotel and The Spa Hotel at Ribby Hall
Lancaster Golf Club with others nearby at Morecambe, Heysham, Silverdale, Casterton and Kirkby Lonsdale
Cricket, football and rugby clubs in Lancaster
Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of off road and on road cycling routes throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels. Paddle boarding, wild swimming and archery at Wyresdale Park
Parkruns on a Saturday morning in Lancaster, Morecambe and Garstang
Beacon Fell Country Park and The Bowland Visitor Centre

Special occasions

The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
Bay Horse Inn, Bay Horse
Northcote, Lagho
The Inn at Whitewell, Forest of Bowland

Schools

Primary

Thurham Glasson CoE Primary School
Moorside Primary School
St Bernadette's Catholic Primary School
Dallas Road Primary School
Cockerham Parochial CoE Primary School

Secondary

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

Further Education

Lancaster and Morecambe College
Myerscough College
Lancaster University
University of Cumbria (Lancaster campus)
University of Central Lancashire UCLan and Preston College, Preston

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Belling electric range cooker with fan over and Beko dishwasher. All free-standing domestic appliances are excluded from the sale.

Guide price £799,950

Lancaster City Council – Council Tax band G

Tenure - Freehold

follow Fine & Country on



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

