



Moss House Farmhouse
Wennington | Lancaster | Lancashire | LA2 8NX

Welcome to Moss House Farmhouse, Spout Lane, Wennington, Lancaster, LA2 8NX

A great opportunity for country living in an extensive period house occupying a desirable setting with good south facing rural views and a convenient and accessible location for both road and rail travel.

Set in the highly desirable Lune Valley and just outside the pretty village of Wennington, Spout Lane is easy to access from several directions and offers a quiet and peaceful setting with lovely open rural views across the large garden.

This substantial detached house offers well-proportioned and light accommodation that is now ready for new owners to refurbish, employing their own personalised design and specification to create a forever home. The generous layout provides a hallway, four versatile reception rooms, a breakfast kitchen, utility room, boot room and shower room, all on the ground floor. On the first floor is a spacious and airy landing, four double bedrooms, a vast bathroom with contemporary fittings and a cloakroom.

Outside there is a detached garage with an attached workshop and plenty of parking space on the drive. Perfect for a growing family, the large garden is enclosed, mainly lawned and has established planting.

A super allrounder, this good family house stands well and will make a lovely country home.









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.

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 good schools and a great choice of destination country pubs which attract a clientele from far and wide. This is a wonderful place to live if you want to embrace life in the countryside and explore the great outdoors, whether on foot, cycle or on horseback.

Off the main roads and on a single-track country lane, Moss House Farmhouse benefits from a quiet and peaceful rural setting, one that is surprisingly central and therefore highly accessible from a variety of directions.

Depending on which direction your daily life takes you, there are nearby villages (High Bentham, Hornby and Ingletton) and towns (Kirkby Lonsdale, Settle and Kendal) that will fulfill your everyday requirements with a choice of supermarkets (including a couple of branches of regional favourite Booths) backed up with a host of artisan specialist food producers. When the bright lights beckon, the city of Lancaster has a great cultural scene with a calendar of events to entertain the whole family.

Whilst tucked away there are excellent road and rail links to maintain business and social connections. By road, hop onto the M6 motorway at either J34 if heading south or J36 to go north. The A65 is five miles away and opens Yorkshire and the east of the country for you. Travelling by train is also exceptionally convenient. Within walking distance is a branch line station at Wennington on the Bentham Line, this runs between Morecambe and Leeds so is ideal for commuting, shopping or theatre trips. There are also services to Lancaster and thenceon Manchester Airport removing the need for any airport parking when you jet off.



Step inside

Whilst some upgrading has been undertaken (the bathroom has been refitted in a stylish and contemporary manner) it would be fair to say that by and large, Moss House Farmhouse represents an updating opportunity. If you seek a project, the chance to flex your interior design skills and add value, there is scope to update and create a home that reflects your own personality with all the trappings demanded of 21st Century country life.

Come with us on a tour... the front door opens to a hall from which the staircase rises to the gallery landing above with a tall arched window making a prominent feature. There are three reception rooms as well as a lovely garden room on the sunny south facing elevation. Adaptable as to how you use them, all three are of a good sized and have characterful exposed ceiling beams. The sitting room also has exposed wooden window lintels, a dual aspect running front to back and a Rayburn open fire. The adjacent living room also enjoys a south facing view to the front garden, a convenient gas fire and an unusual, old wooden boarded door set into a characterful stone arch. The dining room has an atmospheric wood burning stove and is linked to the living room by the connecting garden room, which with two walls of glazing and a door to outside, enables a good flow out to the garden. From the dining room there is an opening into the characterful breakfast kitchen which has a triple aspect, exposed beams and window lintels. The cabinets may be ready for replacement, but they will certainly set you on as plans are finalised for your dream kitchen. AEG appliances include a double oven, hob, fridge and dishwasher. The utility room houses a washing machine and condenser tumble drier, has a handy door to the garden and a useful walk-in cupboard. Completing the ground floor picture are a shower room, side vestibule and boot room.

The first floor light and airy landing is striking in its generous length and has an airing cupboard to store your towels and linens. There are four double bedrooms, all of which enjoy pleasant views. The dual aspect house bathroom is a complete surprise – two former bedrooms were combined to create a very large room offering contemporary appointments and styling with under floor heating for a touch of luxury. There is a double ended oval bath, a large open plan rainfall shower set behind a glass screen, a floating vanity unit with twin wash basins, a floating loo and heated towel rail. To prevent a queue, there is an additional separate two-piece cloakroom.







Step outside

Pull in off the lane to a generous parking area. To the north of the house is a semi-circular lawn with bespoke pebble mosaic panel, an inset feature lamp post illuminating the area.

The detached garage is a great amenity, there are two electric doors and plenty of space for cars as well as storage. At the back is a separate workshop with a ladder to mezzanine storage above.

A path runs around the house and leads into the enclosed front garden. Large, open and sunny, this is a super family area with an extensive lawn and established planting creating privacy. For the green fingered, the garden offers scope for additional landscaping and there is certainly plenty of room if you wanted to build a paved seating terrace with an outdoor kitchen or barbecue area, create a kitchen garden or dedicate a play area to swings and climbing frames for younger ones. Lots of options present themselves within this generous plot.



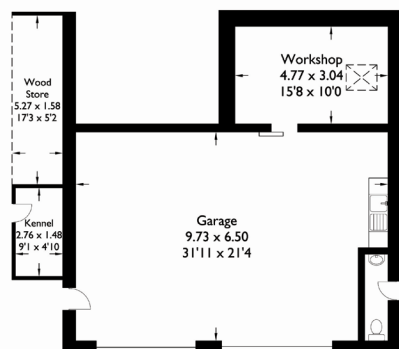
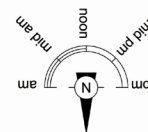
Moss House Farm

Approximate Gross Internal Area : 284.59 sq m / 3063.30 sq ft

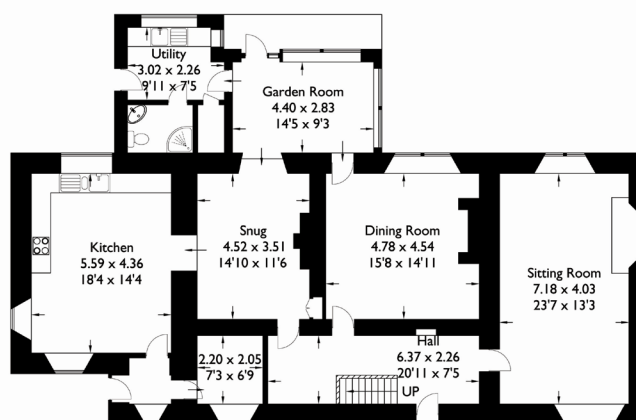
Garage/Workshop : 78.93 sq m / 849.59 sq ft

Kennel : 4.08 sq m / 43.91 sq ft

Total : 367.60 sq m / 3956.81 sq ft



Garage



Ground Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

High Bentham	3.7 miles
Kirkby Lonsdale	6.7 miles
Lancaster	12.4 miles
Settle	15 miles
Kendal	19.4 miles
Leeds	56.1 miles
Manchester	63.3 miles

Transport links

Wennington Station	0.6 miles
M6 J34	10 miles
M6 J36	12 miles
Leeds Bradford airport	48.9 miles
Manchester airport	72.8 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 and Vodafone reported as providing 'limited' Voice and Data services. O2 reported as providing 'likely' Voice services and 'limited' Data services. Three reported as providing no Voice or Data services.

Outdoor: EE, Three, O2 and Vodafone are all 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.



Directions

what3words **joyously.permanent.steams**

Use Sat Nav **LA2 8NX** with reference to the directions below:

You can approach the house from several directions, on your first visit we recommend the following:

Travelling north from Lancaster or approaching via the M6, exit at J34 and head up the Lune Valley on the A683. Pass through the villages of Caton and Claughton (with the Fenwick Arms on the left) and then take the B6480 signposted Wray/Wennington. Proceed through Wray village and into Wennington past the village green and as the road narrows between the houses either side. Turn first left onto Spout Lane. Fronting onto the lane, Moss House Farmhouse is the third house on the right as the lane bends round to the right.

Included in the sale

The property is sold as seen.

Please note

The adjacent barns are on the market with planning permission to convert. Potential purchasers are advised to make their own enquiries in this regard.

Local leisure activities

In Lancaster there are two live theatres, two cinemas, several museums and historic buildings including Lancaster Castle
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
White Scar Caves, Ingleton – the longest show cave in England
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sports and recreation

TNT Fitness Centre, Cowan Bridge
Swimming pools – Ingleton has a seasonal open air heated pool, at all other times there are pools at Hornby, Settle, Kendal and Skipton
Diving and open water swimming – Capernwray Diving Centre
3-1-5 fitness centre and pool, Lancaster
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Giggleswick and Sedbergh
Greenhall Riding Centre, Tatham – livery and school
There is a wealth of outdoor pursuits available locally whether you prefer to go it alone or join a club – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.

Places to eat

There is a wide choice of local cafes, pubs and restaurants, here is a small selection:

In the Lune Valley - The Highwayman at Burrow, The Fenwick at Claughton, The Lunesdale Arms at Tunstall and The Plough at Lupton
In Kirkby Lonsdale – many, including The Royal Hotel, The Sun Inn, Avanti and No.9
In Ingleton - The Masons, La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest (which also has a great farm shop and deli) amongst others
In Austwick - Rind at Courtyard Dairy (a nationally renowned artisan cheese shop) and The Game Cock

Great walks nearby

There is an extensive network of lanes, green lanes and footpaths to explore from the door.
Worth getting in the car for - Ingleton Waterfalls Walk - a 4.3 mile woodland walk past stunning waterfalls, Yorkshire's famous Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and The Lune Valley Ramble – 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Schools

Primary

Bentham Community Primary School
Melling St Wilfrid CoE Primary School
Leck St Peter's CoE Primary
St Mary's CoE Primary School, Kirkby Lonsdale
Giggleswick Prep School and Sedbergh Preparatory School, Casterton (both independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Settle College
Sedbergh School and Giggleswick School (both independent)

Further Education

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

Services

Mains electricity, gas and water.
Partial gas fired central heating from a back boiler behind the gas fire in the living room. Some electric wall heaters.
Drainage to a septic tank shared with adjacent Mill Croft and located in the field in front of the property.
The garage has power and light.

Guide price £ 5 5 0 , 0 0 0

Lancaster City Council – Council Tax band F

Tenure - Freehold

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