



## Austwick

£945,000

The White House, Austwick, Lancaster, LA2 8DG

A rare opportunity to own a historic detached home on the fringe of the picturesque village of Austwick. This Grade II Listed property, dating back to the early 17th century, offers exceptional character, generous living spaces and far-reaching countryside views, an ideal family home with a blend of heritage and comfort.

Austwick is a highly sought-after village located within the Yorkshire Dales National Park. Known for its stone-built cottages, scenic walks, and welcoming community, the village offers a peaceful rural lifestyle with essential amenities such as a village shop with post office, pub, and primary school. Surrounded by wonderful natural landscapes and close to popular walking routes, including Ingleborough, Austwick is ideal for those seeking tranquillity, outdoor pursuits, and a strong sense of community, all while being within easy reach of Settle and the A65 for wider travel connections.

### Quick Overview

- Grade II Listed Family Home
- Sought-After Village Location
- Charming Farmhouse Kitchen
- Two En-Suite Double Bedrooms
- Well Appointed Living Spaces
- In House Sauna
- Wonderful Countryside Views
- Well-established Gardens & Paddock Set Within
- Approximately 1.25 Acres of Land
- Ample Off Road Parking
- Ultrafast Broadband Available



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3



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3664





Kitchen/Diner



Kitchen/Diner



Formal Dining Room



Dual-Level Study

Approached via a sweeping driveway, The White House welcomes you with a cobbled entrance and ample off road parking. The walled and gated front garden leads into a charming porch and entrance hall, featuring a commemorative date stone dated 1719.

Set within mature and picturesque surroundings, this expansive and beautifully maintained family home offers an abundance of space, charm, and functionality, perfect for those seeking a balance of character and countryside living.

Accessed via a charming wrap around pathway, the main entrance opens into a generous and welcoming reception area. To the left lies an impressive split-level study, complete with a side aspect window overlooking the greenery, ideal for home working or reading.

Opposite, a practical utility room includes glazed windows, a downstairs W.C., stainless steel sink, fitted wall and base units, and dedicated spaces for both a washing machine and tumble dryer.

At the heart of the home is a farmhouse kitchen filled with character, featuring exposed wooden beams, tiled flooring, and countryside views from the front facing windows. The kitchen is well-appointed with ample wall and base units, an Aga, Bosch oven, 4-ring Lamona hob with tiled splashback, and 1.5 stainless steel sink. There is a breakfast bar, a generous area for dining and also space for a dishwasher and under-counter fridge.

Leading seamlessly from the kitchen is a formal dining room, filled with natural light from two front aspect windows, complete with charming window seats, exposed beams throughout, and a feature fireplace with brick surround ideal for entertaining. The cosy sitting room sits adjacent to the entrance hallway and benefits from dual aspect windows, window seating; also featuring another open fireplace with a brick surround, whilst the coving to ceiling adds further elegance to this inviting living space.

Toward the rear of the home, a beautifully preserved historic staircase with under-stairs storage and windows providing natural light leads to the first floor.

Upstairs, the property features five generously sized bedrooms, each enjoying delightful countryside views. The principal bedroom is a generous double, complete with built-in wardrobes and a dressing area, window seating, and front-aspect views. It also benefits from an en-suite bathroom fitted with a his and hers sink unit, a W.C., bidet, and shower.





Kitchen/Diner



Sitting Room





Bedroom One



Bedroom Three



Bedroom Four



Bedroom Five

Bedroom two is another double room with an en-suite comprising a shower, pedestal sink, W.C., and partly tiled walls. Bedroom three is a bright double with front-aspect views and a built-in sink, while bedroom four is a comfortable single room featuring ample integrated storage and a front-facing window.

At the end of the hallway, bedroom five is a versatile double or twin room with rear-aspect views and built-in storage.

A well-appointed family bathroom includes a bath, separate shower unit, W.C., and sink, and connects to an additional room currently used as a home gym. This space also contains an in-home sauna and offers flexibility for use as a home office or extra storage. Additional built-in storage cupboards are found throughout the first floor.

The property's grounds are as impressive as its interior; to the rear sits a double garage complete with workshop benches, power, lighting, and two separate storage rooms. Adjacent is a fuel tank, a small pond/water feature, and further parking. To the front, there is a single garage for further storage and off road parking.

The paddock, accessible from the left, wraps around the rear of the property, with a gate leading to a patio terrace ideal for al fresco dining. A secondary access point to the right leads into a tranquil mature garden featuring a stream, established trees and shrubs, planting beds, and a larger pond.

Completing the outdoor space is a beautifully enclosed walled front garden that offers an idyllic countryside retreat. Rich in natural charm, the orchard features mature fruit trees, a greenhouse, well-kept lawns and vibrant planted borders. This garden is also home to a variety of well-established vegetable plots, creating a thriving, wildlife-friendly haven.

### Accommodation with approximate dimensions

#### Ground Floor

**Kitchen/Dining Room** 18' 8" x 15' 10" (5.69m x 4.83m)

**Study** 19' 7" x 15' 3" (5.97m x 4.65m)

**Utility** 8' 10" x 8' 8" (2.69m x 2.64m)

**Formal Dining Room** 18' 0" x 15' 9" (5.49m x 4.8m)

**Sitting Room** 18' 9" x 13' 11" (5.72m x 4.24m)

#### First Floor

**Bedroom One** 18' 7" x 15' 3" (5.66m x 4.65m)

**Bedroom Two** 14' 10" x 13' 2" (4.52m x 4.01m)

**Bedroom Three** 15' 5" x 9' 5" (4.7m x 2.87m)

**Bedroom Four** 15' 5" x 8' 0" (4.7m x 2.44m)

**Bedroom Five** 12' 10" x 10' 0" (3.91m x 3.05m)

**Study/Gym** 14' 8" x 8' 3" (4.47m x 2.51m)

#### Property Information

**Double Garage** 20' 6" x 20' 1" (6.25m x 6.12m)

**Store** 20' 6" x 11' 2" (6.25m x 3.4m)

**Shed** 12' 3" x 11' 2" (3.73m x 3.4m)



Bedroom Two



En-Suite





Walled Garden



Gardens and Grounds



Countryside Views

#### Parking

Off Road Parking

#### Tenure

Freehold (Vacant possession upon completion).

**Council Tax** North Yorkshire Council - Band G

#### Services

Mains water & electricity, oil fired central heating. Septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### What3words:

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#### Viewings

Strictly by appointment with Hackney & Leigh.



## Meet the Team

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Viewings available 7 days a week  
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# The White House, Austwick, Lancaster, LA2



Approximate Area = 2957 sq ft / 274.7 sq m

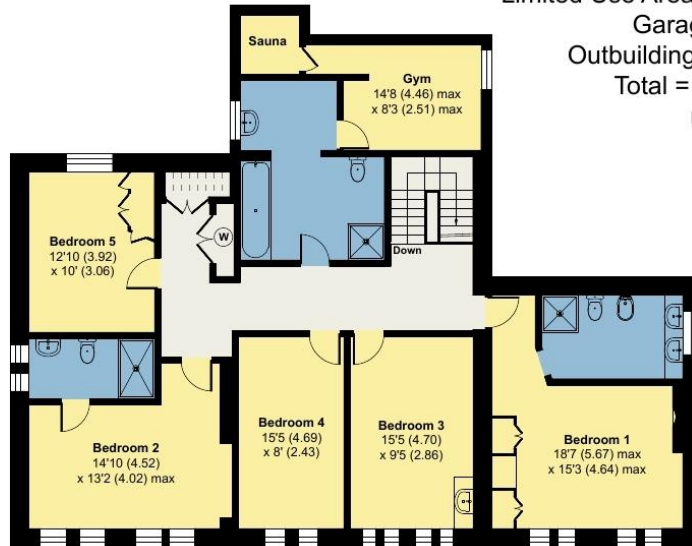
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 603 sq ft / 56 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 3740 sq ft / 347.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1330415

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