Carus Lodge

Slyne I Halton I Lancaster I LA2 6BL

FINE & COUNTRY

Welcome to Carus Lodge, Slyne, Halton, Lancaster, LA2 6BL

A picturesque Grade II Listed William IV country villa on the outskirts of the village of Halton, near to the historic Georgian city of Lancaster offering excellent access to road and rail links and the great outdoors, Carus Lodge is the original and integral portion of this impressive Grade II listed building. Built in the early 1830s in Tudor Gothic style it comprises impressive reception rooms, a large and sociable living kitchen suited to both family living and entertaining alike, three/four bedrooms, two bathrooms, ancillary rooms and a range of cellars with wine store.

The house sits in established gardens of around 0.41 acre with wrap around seating terraces, a lawn overlooked by a magnificent beech tree, thoughtfully planted borders, double garage, generous parking and a dog kennel with run. There is also a paddock of c.1.02 acre with a small orchard, greenhouse and pond.

This handsome property is approached via an imposing shared driveway from its former gate house. A wealth of exterior features includes a three-arched loggia with an arched front door, stone mullioned windows, octagonal caps to chimney flues, and pinnacles.

The equally impressive interior is incredibly atmospheric and similarly offers original details such as period marble and slate fireplaces throughout, particularly large and ornate on the ground floor, the original staircase, panel doors, deep skirting boards, panelled bay windows with shutters, and ornate ceiling mouldings.

Carus Lodge offers the opportunity to enjoy a slice of grand English country house living on a manageable scale for modern day life. In all, c. 1.43 acres.

“ Carus Lodge has been a much lived-in family home for more than twenty years. With historic and aesthetic associations, it’s provided a versatile context for family feasts and entertaining, offering ample space for relaxing and cheerful open fires. The grounds have been the happy scene of summer barbecues and autumn bonfires. All in all, we’ve very much loved living here!

Location

Situated amongst the rolling Lune Valley countryside and with first floor views of the Bowland hills, Carus Lodge enjoys a secluded setting, hidden by a line of mature trees from the road and set well back for privacy.

Just over a mile away, the village of Halton provides essential local facilities including a shop, pub, church, primary school and community center with children's play park. Surrounded by abundant open countryside, within the wider area are the National Parks of the Lake District and Yorkshire Dales and the protected National Landscapes of the Forest of Bowland and coastal Arnside & Silverdale. Within the local area is an extensive range of activities for those who enjoy an active outdoor lifestyle with cycling, running, horse riding, fishing, sailing and rowing, climbing and caving as well as the usual array of sports clubs all readily accessible.

Of further appeal is that the property is positioned within easy reach of a wider range of services and amenities within the historic city of Lancaster.

When venturing further afield by road there is excellent access to the M6 at J34 and if travelling by train, Lancaster has a station on the main West Coast rail line offering frequent services to London Euston, Glasgow, Edinburgh and Manchester airport. All in all, this a perfect country retreat without the inconvenience of living remotely.

Setting the scene

To reflect the architectural significance of the authentic period features, Historic England has awarded Carus Lodge Grade II Listed status. Their online schedule provides the following detail:

"Picturesque villa, late 1830s. Sandstone ashlar with slate roof. Irregular plan. 2 storeys. Main front faces south-east and is of 5 bays. Central bay gabled with mullioned and transomed windows, the ground-floor windows being in a canted bay with pierced parapet. Set back at the right is a second gable having a sashed window with no glazing bars, a chamfered surround and hood mould on the 1st floor and an arcade with 3 4-centred arches in front of the ground floor, forming an entrance porch. The left-hand side of the facade has a bay on the ground floor with 3 sashed windows with no glazing bars, and a pierced parapet. On the 1st floor are 2 double chamfered mullioned windows with triangular heads. The eaves parapet rises to form gablets over the windows. Gables have copings, kneelers, and finials at the apex. Chimneys have octagonal caps to flues. Adjoining to the left are former stables, now part of the house, with 2 gables facing south-east. The right-hand gable is stepped, with a wide double-chamfered 4-centred archway on the ground floor, now glazed."

Carus Lodge is the oldest and central portioned of this unique country house. This striking William IV residence was the home of the Carus Wilson family and the centerpiece for the Carus Wilson estate. A stable block adjoined to the north and a Victorian wing was added, originally agricultural in purpose. In the early 2000s, the property was purchased and two residences were created from the William IV and Victorian parts, creating Carus Lodge and Orchard House respectively. A few years later the stables were converted into a third property, The Walled Garden.

This distinguished villa is a fine example of the William IV period, displaying many of the architectural characteristics that define this era of early nineteenth-century design. The property's handsome façade is enhanced by impressive stonework, an attractive wisteria clad loggia entrance and finely crafted stone-mullioned windows, all contributing to its commanding presence and enduring appeal.

Internally, the house retains a remarkable wealth of original period detail. Generously proportioned rooms are complemented by high ceilings, many adorned with intricate plaster cornices and decorative moulded ceiling work. Deep skirting boards and substantial architraves reflect the quality of craftsmanship associated with the period, while original panelled doors survive throughout, complete with much of their door furniture.

A series of beautiful marble and slate fireplaces form focal points to the principal rooms. Although not all in everyday use, these fireplaces have been previously operational and remain an important feature of the property’s historic character. Although not original to the house, the cosy snug features a wood-burning stove set within an attractive antique fire surround sourced from Cheltenham, incorporating 17th and 19th century Dutch tiles that add individuality.

The original staircase is a striking centrepiece, rising imposingly with an impressive balustrade. Stone steps descend to a range of cellars with traditional flagged stone floors, these include a wine cellar, adding further distinction and practicality to this remarkable property.

Rarely does a property offer such a privileged opportunity to embrace the country house lifestyle. Rich in history and architectural integrity, this elegant villa represents a captivating slice of the grandeur of a bygone age. From its exceptional craftsmanship and surviving original features to its unique character and enduring presence, the house stands as a testament to a level of artistry and attention to detail seldom encountered today. It offers not merely a home, but the chance to become custodian of a truly distinctive period residence of lasting significance.

Step Outside

Turn into the impressive entrance passing the former characterful gate house, the approach is along a sweeping shared drive; continue on the private drive (the central one of three), marked 'Carus Lodge' on gate posts.

Offering privacy and amenity value, there are around 1.43 acres of mature gardens and grounds.

The house is set back behind a generous lawn (open plan to the adjoining house's lawn to elongate the view and minimize visual obstruction), bordered by a mature yew hedge and established shrubs and trees, including a magnificent Beech. To the side of the property, planted borders add seasonal colour and interest with a flagged path leading to the primary seating terrace, conveniently positioned next to a door leading into the kitchen making it ideal for outside dining.

A detached double garage (built in 2006/7) offers good storage and there is generous parking provision alongside. A small dog kennel with run now finds use as a handy log store. Set within the yew hedge, a gate provides access to the separate paddock. Screened from the drive by a mixed hedge, there is a small orchard of apple and damson trees, a greenhouse and pond with wild irises. It's a great area for children and dogs with space for rest and relaxation.

FURTHER INFORMATION

On the Road

Lancaster	3.5 miles
Kirkby Lonsdale	18.1 miles
Preston	24.8 miles
Bowness on Windermere	28.0 miles
Manchester	57.1 miles

Transport links

M6 J34	1.5 miles
Lancaster railway station	4.0 miles
Manchester airport	64.2 miles
Liverpool airport	69.3 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

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

Services

Mains electricity. Oil fired central heating from a Firebird boiler in the cellar. Hot water storage tank. Aga with four ovens, two hot plates and a warming plate. Private drainage to a tank located in the paddock belonging to The Walled Garden and shared between the three properties. Power and light to the garage. RING doorbell.

Lancaster City Council – Council Tax band F

Tenure - Freehold

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins — Manchester (Picadilly)

2 hr, 30 mins — London (Euston)

2 hr, 17 mins — Edinburgh

Directions

what3words ///titles.catch.reflect

Download the what3words App or go online for directions straight to the property.

Please Note

There is a right of way over the driveway, the upkeep of which is split equally between the Orchard House (who owns the drive), Carus Lodge and The Walled Garden.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: NEFF electric oven and hob with fan over.

Available by way of further negotiation are the free standing appliances comprising: fridge and freezer (both Servis), Bosch dishwasher, Samsung fridge freezer and Bosch washing machine.

First floor 18th century door plaques, purchased from a palace on the Grand Canal, Venice.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Restrictions

The field is for residential amenity use only. A covenant prevents any buildings requiring foundations.

Guide price £799,000

Places to visit

Historic houses and properties - Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park), Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
Theatre: The Dukes and Lancaster Grand, and during the summer there are open air productions in Williamson Park
Cinema: The Dukes and Vue
RSPB Morecambe Bay and Leighton Moss
Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

There is a wealth of outdoor pursuits available in the Lake District and Yorkshire Dales
Swimming, gym, climbing wall, tennis, badminton and squash facilities available at Lancaster University Sports Centre
Gym, classes and pool at 3-1-5 fitness centre at Lancaster
Local cricket, football, tennis and rugby clubs in Lancaster
Diving and open water swimming at Capernwray Diving Centre
Skate park, children's play area, playing field, Multi-Use Games Area (MUGA) and café at The Centre, Halton
Golf clubs at Lancaster, Morecambe, Heysham, Casterton, Kirkby Lonsdale, Kendal, Grange over Sands and Silverdale
Saturday morning Park Runs in Lancaster and Morecambe

Places to eat

Journey Social, Buccellis Italian, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster
The Highwayman, Burrow
The Royal Hotel, No. 9, Avanti and Sun Inn all in Kirkby Lonsdale
The Plough, Lupton

Special occasions
The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
The Bay Horse, Bay Horse
L'Enclume and Rogan and Co (both in Cartmel)
Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere)

Great walks nearby

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.
The Lune Greenway (originally Lune Millennium Park) is a smooth, hard surfaced path that runs from Caton to Lancaster (around 6miles) and is lovely for a local walk, or cycle.
On top of this there is much open countryside within reach for day trips including the National Parks of the Lake District and the Yorkshire Dales as well as the protected National Landscapes of the Forest of Bowland and coastal Arnside & Silverdale. There are also impressive promenades at Morecambe and Grange over Sands to enjoy.
In and around Lancaster there are good walks along Lancaster Canal's towpath, from the quayside to Glasson Dock and Williamson Park, a 19th century ornamental park which covers over 50 acres.

Schools

Primary
St Wilfrid's CoE Primary School, Halton
Arkholme CoE Primary School
There is also a selection in Lancaster
Independent schools: Sedbergh Preparatory School (at Casterton), Giggleswick Preparatory School and Stonyhurst College

Secondary
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College
Queen Elizabeth School and QEStudio, Kirkby Lonsdale
Independent schools: *Sedbergh School,* Giggleswick School and Stonyhurst College

Further Education
In Lancaster - Lancaster University, University of Cumbria (Lancaster campus)
In Preston - University of Central Lancashire UCLan
Colleges: Lancaster and Morecambe, Kendal and *Myerscough*

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Approximate Gross Internal Area
House : 4047 sq ft - 376 sq m
Garage : 409 sq ft - 38 sq m
Total : 4456 sq ft - 414 sq m

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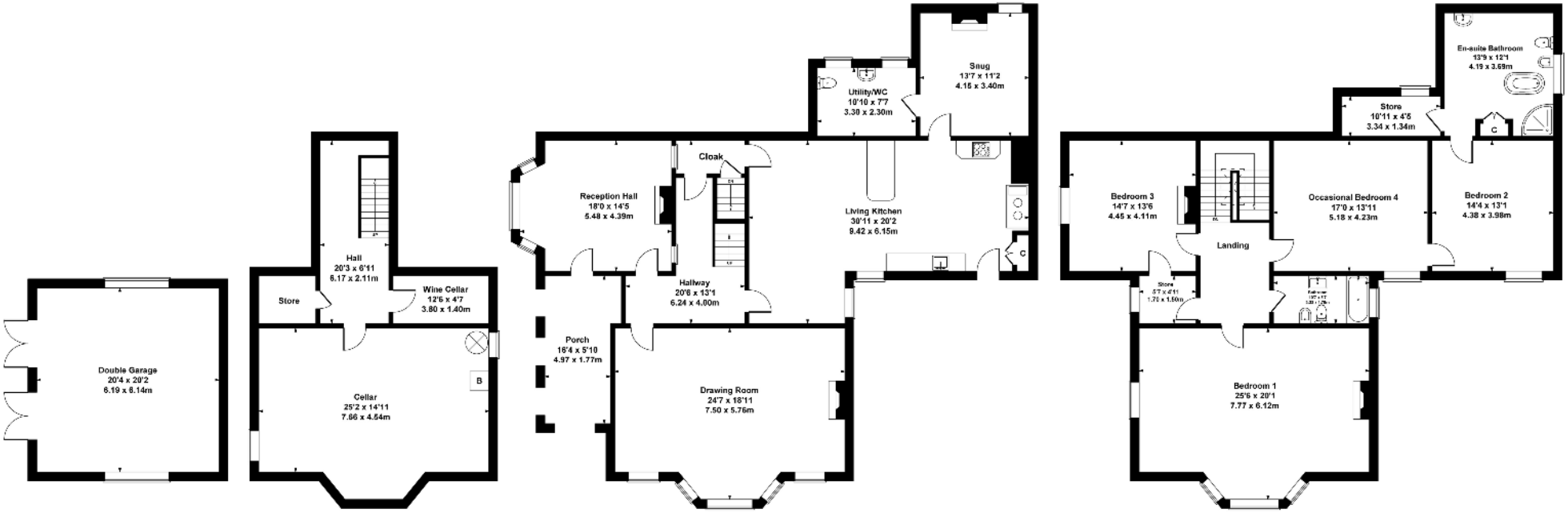

GARAGE CELLAR GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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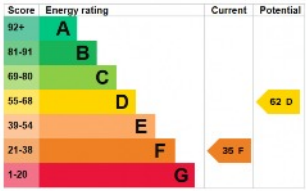

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We value the little things that make a home

Fine & Country Lakes & North Lancs
Tel: 01524 380560
sales@fineandcountry-lakes.co.uk