



Bracondale
10 Hest Bank Lane | Hest Bank | Lancaster | Lancashire | LA2 6DG

BRACONDALE





Welcome to Bracondale, 10 Hest Bank Lane, Hest Bank, Lancaster, LA2 6DG

Built in 1913, Bracondale is a wonderfully authentic example of Edwardian, Arts and Crafts Movement architecture. Steeped in original period details that will delight those who appreciate older properties, the charismatic house feels welcoming, restful and has a reassuringly traditional aesthetic. Careful modernisation has been implemented to bring the house up to date for modern family living whilst still embracing the authenticity of the house.

Hest Bank Lane and The Drive are both prestigious residential areas, highly accessible for road and rail links, well served by local amenities in the village, nearby towns and the city of Lancaster. The setting is quiet and exceptionally private whilst the situation offers easy access to the coast and countryside for getting out and about.

In summary, the well-proportioned and character packed, tastefully presented accommodation provides a porch, large hall, cloakroom, three reception rooms, dining kitchen, utility room, downstairs toilet, pantry, store room and cellar. Principal bedroom with ensuite shower room, four further double bedrooms and a house bathroom. Double garage with workshop, potting shed, log store and first floor hobbies room, ample driveway parking and delightful, enclosed gardens that are mature in their planting adding to the privacy.

A fabulous family home, highly recommended for those seeking to establish themselves in their prime location.





Location

Hest Bank is an ever popular and highly respected residential neighbourhood with leafy streets and an attractive, well maintained selection of sought after properties. It's an accessible location whether travelling for business or pleasure as road and rail links are close at hand. Having an active local community there are shops and services (including a Post Office and pharmacy) within the village with Carnforth, Lancaster and Morecambe all readily accessible and offering a wider choice. The primary school is within walking distance and the area is within catchment for a choice of secondary schools including Lancaster's prestigious grammar schools.

Bracondale is close enough to the coast to make a daily walk, run or cycle along the shoreline or promenade convenient and it's also well placed for accessing the nearby countryside of the undulating Lune Valley, the dramatic Forest of Bowland and the incomparable Lake District.

“ We've really enjoyed the convenience of location. It's quiet and peaceful, but we are incredibly central. It's good for getting onto the motorway for work and the train stations are close by. Carnforth is handy for shopping and from here it isn't far into Lancaster city centre.

We enjoy walking, so straight from the door we go along the shore or onto the promenade at Morecambe. Within the hour we can be in the heart of the Lake District for longer walks.”





Setting the scene

Bracondale was built in 1913 for Edward Mawson, the eldest son of famed garden designer, landscape architect and town planner Thomas Hayton Mawson (1861 – 1933). Edward followed in his father's footsteps and was a successful landscape architect who took over the running of his father's firm.

The house is true to the period and whilst it has been slightly extended over the years, it remains exceptionally authentic ensuring that lovers of the Edwardian and Arts and Crafts Movement of architecture will be delighted by the wealth of original period details.

There are original fireplaces in the hall, sitting room and snug (formerly the dining room before the kitchen was extended), cellar and in four of the five bedrooms. The fire surround in the morning room was added as was the restored range. There are areas of original oak flooring, original front door, internal oak panel doors with the original handles and a fine oak staircase balustrade and hand rail. In the snug is a delightful stone mullioned bay window with the original leaded glazing.

It is not entirely a period piece however, moving with the times and sympathetic upgrades ensure that this is a house perfectly suited to modern family living. The present owners bought the house in 2017 and have replaced kitchen, utility room, bathroom, bathroom, shower room and cloakroom fittings. The house has been decorated from top to bottom with wallpapers and paints in gently harmonious and muted shades reflecting the garden and leafy surrounds. The result is a restful air of calm that flows throughout.

Outside, a double garage replaced the single one, the new arrangement also providing a workshop, potting shed and first floor hobbies room.

The grand tour

The imposing covered entrance is flagged with the original wide oak front door opening to a delightful and generously proportioned entrance hall with a large sandstone fireplace, Delph tiles and wood burning stove making this a striking focal point. Off is a cloakroom with room to store coats, shoes, boots and the like. The light filled sitting room is an elegant and refined room, the dual aspect provides lovely garden views with a bay window, fitted with a cabinet concealing a pop-up TV. A second sandstone fireplace, this time with an open grate, brick hearth and surround makes a noteworthy feature. When the kitchen was extended to provide room for dining, the formal dining room was repurposed as a snug with two walls of floor to ceiling shelving for books and display. The bay window is an original feature and has sandstone mullions and the original leaded glazed (the rest of the house has double glazing, but this window was retained). The fireplace in here is very similar to the one in the sitting room, a restful room for reading or home working. The morning room has a new oak floor, painted tongue and groove dado boarding, a fitted alcove cupboard and a characterful restored range within a painted surround.

The dining kitchen is a sociable and hospitable room with a space to cook and also eat in the light drenched dining area. The kitchen is attractively fitted with painted cabinets and Silestone worktops and is well equipped for the keen cook. The dining area includes a fitted dresser, made to match the cabinets, flooring throughout is laid with large square Italian ceramic stone look tiles. This continues through into the ancillary domestic offices, a utility room where the cabinets co-ordinate with those in the kitchen for a continuous look, this time with oak worktops. There are two shelved pantries, a door to the rear porch and a part paneled cloakroom with contemporary toilet and vanity unit. The cellar room offers space for storage and has an original fire surround. On the first floor, the principal bedroom is a lovely light room with a cast iron fireplace and a built-in linen store. Fitted wardrobes provide plenty of storage and there is an ensuite shower room with part boarded walls and heritage style appointments complimented by a heated tiled floor, dual fuel heated towel rail and an illuminated mirror. The second bedroom has a delightful bay window, a painted fireplace with Delph tiles, a fitted wardrobe and door to useful eaves storage room. The third and fourth double bedrooms both have painted paneling to dado height, one possesses an unusual corner fireplace with Delph tiles. The fifth small double bedroom is currently being used as a home office with a fitted desk having two workstations. There's a painted fire surround in here, two shelved alcoves and a deep walk-in cupboard. The family bathroom is similarly appointed to the ensuite but has both a bath and a large rainfall shower.

Family friendly, the house has a practical and well considered layout that works a treat, rooms are well proportioned, attractively decorated and tastefully presented. Windows enjoy leafy garden views. The colour palette reflects nature with traditional architectural details retained wherever possible and echoed in the appointments that have been added as part of the refurbishment. It feels welcoming, inviting and instantly comfortable. This is a house to call home.



We have appreciated the fact that the house has given us plenty of rooms to enjoy hobbies and have family to stay. It's a great house for entertaining, the sitting room is a good size and when the weather is warmer, we love to be outside in the garden which is very private."













Step outside

Gardens surround Bracondale offering seclusion and privacy, it's not overlooked which make it ideal for relaxing as a family and having friends over. The main garden to the west and south is gated and features a stone flagged seating terrace enjoying a sunny west facing aspect with plenty of room for outdoor furniture. A short flight of stone steps leads down to a large lawn, perfect for family play. A hedge within the garden screens a further lawn with shed. The garden to the east includes a gate and path from Hest Bank Lane surrounded by a substantial yew clipped into an arch. Established shrubs and mature trees punctuate the garden adding definition and increasing the privacy.

Built in 2019, the detached garage has two electric manual roller doors, a workbench at the back, power, light and a wash basin. Through a door and there is a separate workshop. An enclosed set of stairs leads to a first floor hobbies room and attached to the rear is a potting shed and wood store. In front of the garage is a tarmac area with room to park and turn.

Outside tap and lighting.









Bracondale

Approximate Gross Internal Area : 259.88 sq m / 2797.32 sq ft

Cellar : 18.12 sq m / 195.04 sq ft

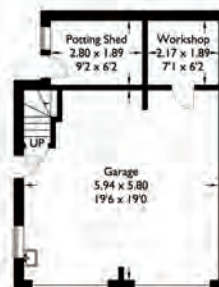
Outbuildings : 77.22 sq m / 831.18 sq ft

Total : 355.22 sq m / 3823.55 sq ft

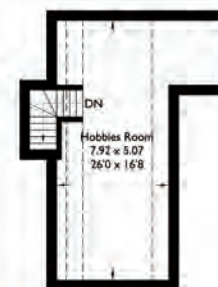


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Restricted Head Height



Ground Floor
Outbuildings



First Floor



Cellar

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		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Morecambe	2.8 miles
Lancaster	3.6 miles
Carnforth	4 miles
Kendal	21.7 miles
Preston	26.7 miles
Bowness on Windermere	30.5 miles
Manchester	56.7 miles

Transport links

M6 J34	3 miles
Carnforth railway station	3.8 miles
Lancaster railway station	4.1 miles
Manchester airport	66.2 miles
Liverpool airport	71.7 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.

Additionally, there is a branch line station at Carnforth providing connections to Lancaster station.

Directions

what3words repaid.owns.shelving

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

Easily accessible, Bracondale may be approached from several directions – from the Hest Bank coastal area, from Lancaster/A6 or from the north.

Approaching from Lancaster direction, leave the city travelling northbound on the A6. After crossing over the Bay Gateway link road (the A683) turn second left onto Hest Bank Lane. Drive straight ahead here and over the crossroads (with Hasty Brow Road and Throstle Grove). Now take the third turning on the left onto The Drive. Bracondale is the first house on the left.

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the utility room. The kitchen, utility, cloakroom, bathroom, shower room and workshop all have electric underfloor heating. The bath and shower room towel rails are run off the central heating boiler. Electric heater in hobbies room. Wood burning stove in the hall, open fires in the sitting room and snug, range fire in the morning room.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Six ring gas hob, extractor fan, double oven and combination grill, warming drawer, microwave, larder fridge and dishwasher, all of which are Siemens. Free standing washing machine and tumble dryer, both Bosch. Curved screen Samsung TV.

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges’ Lodgings and Ashton Memorial (Williamson Park)
Theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
Cinema: The Dukes and Vue, both in Lancaster and Reel in Morecambe
Arts centre: The Storey
The Platform, Morecambe, an Edwardian railway station that hosts music, comedy, dance, drama and children’s shows
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
Morecambe Bay Nature Reserve, Hest Bank, RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

The floodlit MUGA (multi use games area) at Slyne with Hest Recreation Field consists of an all-weather pitch with markings for 5-a-side football, netball and basketball
Slyne with Hest Bowling Club
Cheyette Fitness, Hest Bank
Golf clubs – Morecambe, Heysham, Lancaster and Silverdale
Salt Ayre leisure centre, Lancaster, 3-1-5 fitness centre at Lancaster, Lancaster University Sports Centre (swimming, gym, climbing wall, tennis, badminton and squash facilities)
Diving and open water swimming – Capernwray Diving Centre
Ten pin bowling at the Soul Bowl, Jump Rush Trampoline Park, both in Morecambe
Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and café
Parkrun on a Saturday morning at Williamson Park or Morecambe Promenade

Places to eat

Informal dining, cafes and pubs
The Hest Bank, The Crossing micropub, Packet Bridge Fish and Chips, all in Hest Bank
Archers Café at Red Bank Farm, Royal Hotel, Bay View Restaurant, both at Bolton le Sands
The Cross Keys and Slyne Lodge, both at Slyne
Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster
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 a walk along the shore at Hest Bank, the promenade at Morecambe or the tow path besides Lancaster canal.
Beyond this are great expanses of open countryside within easy 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 and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary
Slyne with Hest St Luke’s CoE Primary School
Bolton le Sands Primary School
Skerton St Lukes CoE Primary School, Lancaster
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary
In Lancaster there are the Lancaster Royal Grammar School and Lancaster Girls’ Grammar Schools, Ripley St Thomas CoE Academy and Our Lady’s Catholic College
Morecambe Bay Academy, Morecambe
Bay Leadership Academy, Heysham
Carnforth High School

Further and Higher Education
Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College

Guide price £ 8 2 5 , 0 0 0

Lancaster City Council – Council Tax band G

Tenure - Freehold

Please note

Ownership of the access on The Drive is shared between the seven properties with upkeep split according to user. Responsibility for cutting the verges is also shared between the property owners.



FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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