



Rushton House  
Delph Lane | Barnacre | Preston | Lancashire | PR3 1GP

# RUSHTON HOUSE









## Welcome to Rushton House, Delph Lane, Barnacre, Preston, PR3 1GP

Set in a peaceful rural position, this distinguished Edwardian former vicarage combines timeless period character with the comfort and convenience enjoyed with modern living. A superb and spacious family home, it offers generous proportions throughout, original features and far-reaching views over the surrounding countryside.

Built in 1911 as the vicarage to the adjacent All Saints church, Rushton House retains much of its period charm, with high ceilings, sash windows, panelled doors, open fireplaces and decorative detailing, while high-quality fittings, a thoughtful extension and many improvements ensure it is ideally suited for contemporary family life. The accommodation starts with an impactful hall and goes on to provide four elegant reception rooms for entertaining alongside cosy family spaces. The well-planned kitchen is finished to an excellent standard with the support of ancillary domestic offices; shelved pantry, utility and a boot room and around a courtyard, stores and an outside WC.

Upstairs, there are five well-sized bedrooms, each with lovely leafy outlooks, complemented by a house bathroom, cloakroom and ensuite shower room of equally high quality. The sense of light and space is enhanced throughout by the open aspect and fine views.

Outside, the approach is through a secure gated entrance to an extensive parking area in front of the detached double garage which boasts the advantage of a self-contained studio above, perfect for a dependent relative, guests or as a home office or creative space.

Mature and neatly maintained landscaped gardens wrap around and include a lawn, choice of seating terraces and abundant planting for year-round colour and interest. Adjoining the garden are a field and woodland, creating both privacy and a wonderful setting for children and dogs to explore or for those with equestrian interests.

Handsome Rushton House represents a rare opportunity to acquire a family home of character, charm and substance, in a delightful rural setting yet within reach of local amenities and good communications.

“ *It's been the perfect family home for us. It's been a joy. We hate the idea of leaving but our children are grown and live away and we now want to be nearer to them and our grandchildren. We hope another family will love it just as we have done.* ”









### Location

This is an opportunity for immersion in a tranquil rural lifestyle with ready access to the glorious Protected Landscape of the Forest of Bowland (formerly known as an Area of Outstanding Natural Beauty), encompassing fells and deep valleys, ancient woodlands and providing some of the most peaceful and remote walking, cycling, wildlife-watching and star-gazing in the country. If you move here with horses or are seeking to realise equestrian dreams, then there are great local hacks right from the stable door.

It's easy to stay well connected here, whether travelling for business or pleasure, the nearby A6 and M6 (at J33) offer convenient access to the wider road network and if travelling by train, there are stations on the main West Coast line at both Lancaster and Preston.

For day-to-day shopping, Garstang (c. 3.2 miles) has branches of Booths and other supermarkets as well as a busy high street with a great selection of independent retailers and a traditional weekly market. Scorton is nearer (c. 2.9 miles), a charming village with an active local community, primary school and play park, church and village hall, Spar shop, garden centre and several places to enjoy refreshments.

On a wider level Lytham, Manchester, Liverpool, Lancaster and Preston possess a full range of commercial and recreational facilities including a vast selection of restaurants as well as great shopping. Culturally, there are theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

Combining to offer an enviable and well balanced rural lifestyle, one which possesses great accessibility and general amenities.















### Setting the scene

Rushton House served as the vicarage for the adjacent All Saints Church until 1999 when it was purchased by the present owners.

Built in 1911, the Edwardian era of domestic architectural is renowned for well-proportioned rooms, the high ceilings and tall windows making light and airy interiors with highly practical and functional layouts that remain easy to occupy and manage. There is a lighter touch to decorative detailing than in the preceding Victorian age, with an emphasis on quality and craftsmanship. This is beautifully demonstrated in Rushton House with the warm golden tones of the abundant pitch pine joinery (the impressive staircase, panel doors and polished floorboards), period fireplaces (there are open fires in the sitting and dining rooms and study), a substantial kitchen dresser, the original bell board (no longer in working order), leaded and stained glass (notable in the front and inner main doors), tiled floors, deep skirting boards, ceiling cornicing and picture rails. There's plenty of storage around the house and a host of ancillary rooms adjacent to the kitchen which belong to a time when a team of staff would have been in service, these highly practical rooms are as useful today as they ever were.

After their purchase, the owners embarked on a well-considered and high specification program of upgrades and additions, all designed to sit comfortably alongside the period features of this Edwardian residence. Kitchen, bathroom, shower room and cloakroom fittings were all replaced, double glazed sash windows added, the large stairwell feature window triple glazed and heating installed. The stunning garden room was constructed in 2008, the garage and annexe built in 2018 and solar panels added in 2021. The house has been decorated from top to bottom and is well maintained. The interior is beautifully presented skillfully employing a restrained and restful canvas of colours, materials and textures that reflect the gardens and surrounding colours of nature.

In essence, this is a fantastic family house, equally suited to everyday living as well as entertaining.

“ If you enjoy hosting, it's a great house for it. There's plenty of room inside and out in the garden too.

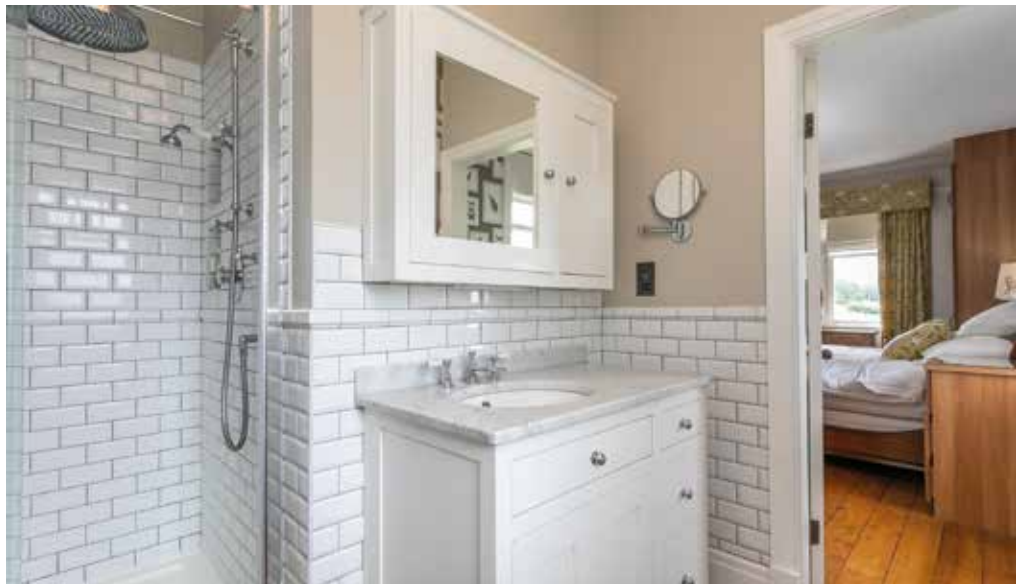
It's a very special house at Christmas time, we have trees in the sitting room and garden room and decorate the staircase's balustrading. It all looks magical.















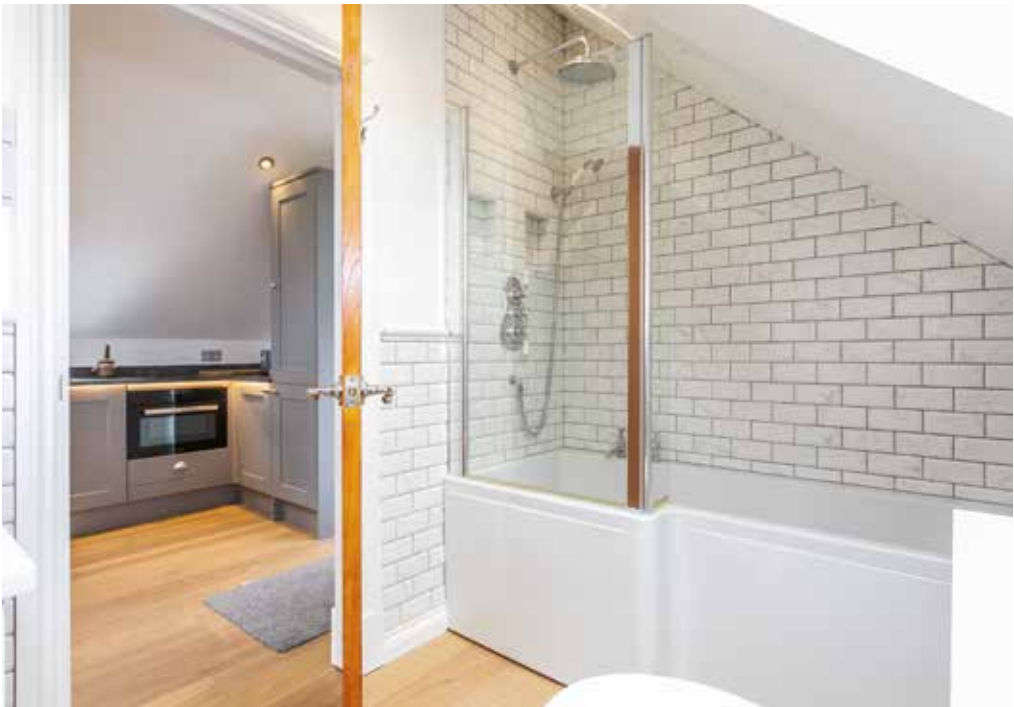
















### Step outside

The house is situated between the church and the church hall on a quiet country lane. To the west, the village hall is screened from the house by a tall beech hedge, whilst through the trees and shrubs of the planted border that separates the two, parts of early 20th Century All Saints Church and well-tended grounds may be glimpsed to the east.

To the south, views are over the level field (c. 5.87 acres) towards Burns Wood (c. 0.51 acres) and Delph Wood (c. 0.16 acres) which form part of the property. The parcels of woodland are planted with a variety of evergreen and deciduous trees, beneath the boughs are swathes of naturalised bluebells. Amongst the trees, a bird box is home to a resident owl. Whilst letting the field was an option for the present owners, they chose to keep it in hand for their dogs and children to enjoy. Paths are mown through the grass and a neighbouring farmer takes a crop two or three times a year.

Upon arrival, electric gates open to plentiful gravel parking, the garage and vehicular access into the field (there is also further vehicular access off Delph Lane).

Well-tended and comprehensively stocked gardens surround the house and offer privacy and opportunities for relaxation, recreation and growing your own fruit and vegetables.

To the south sits a formal parterre garden laced with gravel paths, each quadrant featuring a clematis clad obelisk. The lawn is ideal for children's play with several choices for garden seating with a large, flagged terrace accessed from the garden room and a verandah offering a covered option.

For those keen on a degree of self-sufficiency, there is a small orchard producing a harvest of plums (two varieties cropping in June and then August), cherries, apples (both cooking and eating) and pears. Tucked away behind the garage in a sunny southerly spot is a kitchen garden with raised beds and a greenhouse possessing the convenience of automatic vents and planted in a handy position for the kitchen is an established herb garden. There are blackcurrant bushes in the garden and abundant blackberry bushes in the field.

An arbour adorned with highly fragranced wisteria and honeysuckle is a delightful feature and creates distinct areas within the larger garden. A curved gravel path crosses the lawn and leads to an area that is out of sight from the house; here is an area of hard standing with two useful detached stores, both of which have power and light. These are used to house the mower and larger garden equipment.

The impressive, detached garage was designed to echo the architectural style of the house. A pair of electric doors open to a space intended to potentially accommodate three cars with additional room at the back for a workshop. External steps lead to the first floor, here the self-contained studio flat is ideal for dependent relatives or guests who would appreciate a degree of independence from the main residence. It would also make a super home office for working free of distraction or as space to spread out and indulge a hobby. The main open plan room has a well equipped kitchen and depending on how you see this area being used, space for work stations or a sofa bed; French windows open to a Juliet balcony and the fabulous far reaching panoramic view beyond. The attractively appointed bathroom provides every convenience.

External lights (some with sensors), water tap and an EV charging point.



*We've really valued having our own space and the privacy it has given us. We are not disturbed, nor can we disturb others.*

*When they were younger our children loved playing in the woods; making dens, treasure hunts and games of hide and seek.*

*We've always had dogs, so it was important that the garden and field were secure for them to be off the lead. The courtyard next to the back door has worked well for us. It's lockable and next to one of the outhouses we've used as a kennel if we are off for the day.*



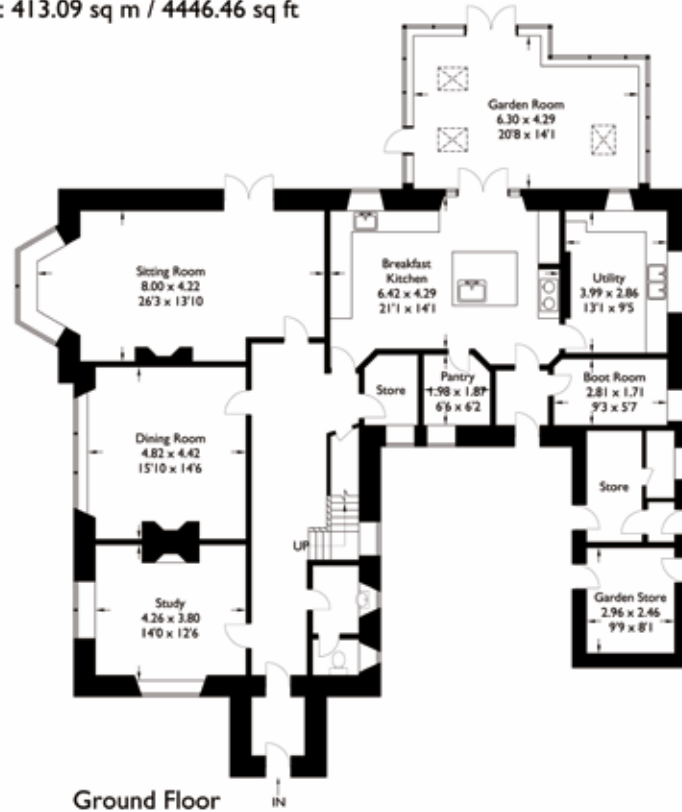


## Rushton House

Approximate Gross Internal Area : 323.59 sq m / 3483.09 sq ft

Outbuildings : 89.50 sq m / 963.37 sq ft

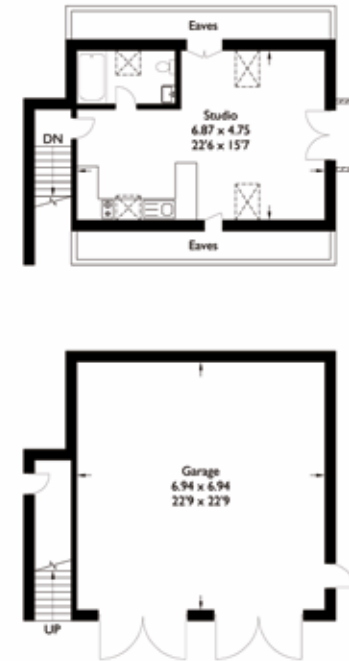
Total : 413.09 sq m / 4446.46 sq ft



Ground Floor



First Floor



Outbuildings

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

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.



# FURTHER INFORMATION

## *On the road*

Scorton	2.9 miles
Garstang	3.2 miles
Lancaster	11.1 miles
Preston	12.4 miles
Blackpool	17.9 miles
Lytham	25.3 miles
Kirkby Lonsdale	30.7 miles
Bowness on Windermere	42.1 miles
Manchester	44 miles
Liverpool	49.6 miles

### Transport links

M6 J33	6.6 miles
Manchester airport	53.5 miles
Liverpool airport	59.1 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](http://nationalrail.co.uk) for further details.

## *Directions*

what3words [pressing.rejoiced.recover](#)

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

## *Services*

Mains electricity and water.  
Oil fired Alpha range cooker provides central heating.  
Underfloor electric heating in the garden room.  
Private drainage to a septic tank (shared with the church and church hall) located in the field belonging to Rushton House.  
12 solar panels on the garage roof subsidize the household's consumption. Batteries are located in the garage.  
Rointe electric heaters in the annexe.  
Electrically operated Velux skylights with rain sensors in the garden room and annexe.  
Separate security alarms to house and garage.  
External CCTV with remote access via an App.  
EV charging point.

## *Mobile and broadband services*

Full fibre gigabit broadband from B4RN (Broadband for the Rural North) is currently connected. [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

The annexe and garage have their own WiFi provision.

## *Included in the sale*

Fitted carpets, some curtains, curtain poles, some blinds and domestic appliances as follows: Oil fired Alpha range cooker, Liebherr drawer fridge, Miele dishwasher and Bosch microwave. Within the annexe a Lamona combination oven and microwave and a Lamona fridge.

Available by way of further negotiation are some curtains and blinds, an American style Fisher & Paykel fridge freezer, Bosch washing machine, Hotpoint tumble dryer, free standing wardrobes in bedrooms 2 and 3 and the Stihl robot mower (controllable via an App). The majority of light fittings are excluded.

## *Please note*

A fenced off public footpath runs along the edge of the field between the field and the woodland.

# Places to visit

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 Stonyhurst College  
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park, all in Lancaster. The Preston Playhouse and Preston Guild Hall.  
Cinema: The Dukes and Vue, both in Lancaster, The Flower Bowl at Barton Grange. The Odeon and Vue, both in Preston.  
Blackpool theatres and Illuminations  
Cookery school at Northcote, Langho  
The Bowland Visitor Centre

# Sport and recreation

Garstang YMCA gym, sports hall and swimming pool  
Lancaster University Sports Centre for swimming, gym, climbing wall, tennis, badminton and squash.  
Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of off and on road cycling routes. 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  
Gym and spas at Lancaster House Hotel and Barton Manor Hotel, The Spa Hotel, Ribby Hall and Acresfield Health Club & Spa, Garstang

# Places to eat

**Informal dining, cafes and pubs**  
The Barn, the Applestore Café and Daisy Clough, all in and around Scorton  
The Cartford Inn, Little Eccleston  
The Horns Inn, Churchtown  
Royal Oak Hotel, Garstang  
The Patten Arms, Winmarleigh  
The Italian Orchard, Broughton  
Haighton Manor, Preston

# Great walks nearby

The protected National Landscape of the Forest of Bowland presents almost endless walking opportunities.  
Nicky Nook, a small and picturesque fell looking over Scorton, well worth the climb as from the top you have a 360-degree panorama that encompasses Morecambe Bay, Blackpool Tower, the Lake District fells and the outline of the Isle of Man on a clear day.

Golf Clubs at Preston, Lancaster, Lytham, Clitheroe, Fleetwood and Wrea Green  
Cricket, football and rugby clubs in the locality  
Parkruns on a Saturday morning at Garstang, Lancaster, Morecambe and Preston  
The Flower Bowl entertainment venue at Barton Grange featuring crazy golf, ten pin bowling, a golf simulator, VR Ride and two restaurants. It also has the North of England's only dedicated curling hall.

**Special occasions**  
Northcote, Lagho (luxury hotel and Michelin Star restaurant)  
Pipers, Garstang  
The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster  
The Inn at Whitewell, Forest of Bowland  
Freemasons at Wiswell

Also worth exploring is Cleveley Bank (Scorton picnic site), the Three Churches Trail, the Wyre Way Walk and Scorton Lakes Nature Reserve.  
Canalside walks in Garstang and Lancaster.  
Slightly further afield, but within day trip territory are the National Parks of the Lake District and Yorkshire Dales.

# Schools

**Primary**  
Scorton CoE Primary School  
Garstang Community Primary School  
Garstang St. Thomas CoE Primary School  
St Mary & St Michael Catholic Primary School, Garstang  
  
Independent: Stonyhurst College, St Pius X Catholic Preparatory School and Westholme Preparatory School

**Secondary**  
Lancaster Royal Grammar School and Lancaster Girls' Grammar School  
Ripley St Thomas CoE Academy, Lancaster  
Our Lady's Catholic College, Lancaster  
Garstang Community Academy  
  
Independent schools: Stonyhurst College, AKS, Rossall, Kirkham Grammar School and Westholme School

**Further Education**  
Preston College  
Myerscough College (Agricultural, sports and equine)  
Lancaster and Morecambe College  
Lancaster University  
University of Cumbria (Lancaster campus)  
University of Central Lancashire UCLan

Guide price £ 1,350,000

Wyre Council  
Main house - Council Tax band G  
Annexe – Council Tax band A

Tenure - Freehold





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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