



1 Oubeck House
Ellel | Lancaster | Lancashire | LA2 0PU

Welcome to 1 Oubeck House, Ellel, Lancaster, LA2 0PU

Dating from 1907, this substantial three-storey Edwardian semi-detached house combines generous family accommodation with an array of original period features. The striking double-height turret window, stained and leaded glass, oak parquet flooring, impressive oak staircase, original panelled doors, cornicing and moulded plasterwork create a home of remarkable character and charm.

Much loved by the same family for around 40 years, the house offers versatile accommodation including two elegant reception rooms, breakfast kitchen, an authentic walk-in pantry, laundry room and ground-floor WC. A second kitchen and shower room and toilet, formerly helped to create a self-contained suite (along with one of the reception rooms) for a dependent relative. Spread over the first and second floors there are five bedrooms, a bathroom, shower room and separate WC.

Outside, beautifully established gardens provide year-round interest, with colourful rhododendrons, a wildlife-friendly woodland area, cottage-style planting, a pond and vegetable garden. A detached double garage and original stone outbuilding further enhance the property's appeal.

Situated in the highly accessible village of Ellel, the property enjoys a wonderfully convenient location, combining a rural feel with excellent connectivity. Lancaster, Preston, Manchester and beyond are readily reached via the nearby A6 and M6, while bus stops directly outside the house provide easy access to schools, Lancaster city centre and surrounding areas. Nearby Galgate, Scorton and Garstang offer a wide range of everyday amenities, complementing the surrounding countryside's excellent walking, cycling and outdoor opportunities.

For those seeking a highly accessible location and a substantial period home of original character with opportunities to update and make it their own, this is a strong contender, viewing is recommended to appreciate true potential.

“ It's been a perfect family house for us. We moved here in 1986 when our children were five and eight years old. They walked to the local primary school and when they were older, they caught the bus into Lancaster for the grammar schools. They were able to have their own space and we could easily accommodate overnight guests.







Location

Ellel is an exceptionally convenient location for a busy modern life, offering all the convenience of being highly accessible for Lancaster's city advantages, the West Coast railway station and the nearby motorway connections whilst retaining a rural feel.

Living here you will benefit from easy access to excellent road networks (via the A6 and M6) which makes commuting to Lancaster, Preston, Manchester and beyond remarkably straightforward, whilst still enjoying the slower pace and community appeal of village life. There are bus stops in both directions on the A6 outside the house, great for schools, teenagers gaining their independence, or car free nights out in Lancaster.

The surrounding countryside provides wonderful opportunities for walking, cycling and outdoor pursuits, and for day-to-day needs, if you prefer a smaller setting than Lancaster city centre then Galgate, Scorton and Garstang offer a wide range of additional amenities.

“ It's been a good community to be part of, Ellel Parish Hall is full of activity, Galgate has a church, pub, Spar shop, doctor and pharmacist and a hairdressers. Booths at Scotforth is very convenient and Garstang has everything you could want.

The university offers many local facilities, not just the sports centre but we've enjoyed the concerts there too. There's also an interesting walk and cycle path round the campus.

We've appreciated the rural aspects of the house, sheep graze in the nearby fields and we look out over those to the Bowland fells.





Setting the scene

Dating from 1907, this substantial three-storey Edwardian semi-detached residence is a fine example of its era, combining impressive proportions with an exceptional collection of original period features so often lost to time, creating a home of remarkable charm and distinction.

From the moment of arrival, the striking double-height turret window makes a memorable statement, hinting at the elegance within. Throughout the house, original panelled doors complete with their original ironmongery sit alongside decorative picture rails, cornicing and moulded plaster arches, all reflecting the craftsmanship synonymous with the Edwardian period. Colourful stained and leaded glass windows cast ever-changing light through the interiors, while oak parquet flooring, an impressive oak staircase and traditional quarry-tiled floors further enhance the home's sense of heritage. A particularly evocative feature is the original pantry, complete with slate bench and wooden shelving, offering a rare glimpse into the property's past.

With accommodation arranged over three floors, this distinguished family home presents a unique opportunity to acquire a property of genuine character, where period elegance and practical living combine to create an exceptional place to call home.

It has been a much loved family home for the last forty years, but time has come for the owners to let the next generation enjoy their future here.

Step inside

Stepping over the threshold, a light filled porch leads into a delightful vestibule before opening into an impressive reception hall, a wonderfully characterful space that immediately sets the tone for the accommodation beyond. Rich in period detail, the hall provides an elegant introduction to this distinguished Edwardian home.

There are two principal reception rooms, each enjoying its own unique appeal. The lounge is a particularly inviting space, benefitting from the distinctive turret projection which creates a charming seating area bathed in natural light from its south-facing aspect. Whether used as a quiet reading corner, a place to catch up on correspondence or simply somewhere to relax

and enjoy the outlook, it is a delightful feature that adds both character and versatility. The formal dining room overlooks the rear garden and has an impressive recessed arch adorned with decorative plaster mouldings, creating a refined frame for a piece of furniture. The room lends itself to entertaining and family dinners alike.

Beyond the dining room lies a second kitchen and shower room with toilet, together with the dining room they formed a self-contained living area for a dependent relative. Whilst now incorporated back into the main residence, this flexible arrangement still presents options for guest accommodation or those working from home. The family kitchen itself includes a dining area ideal for breakfasts and informal suppers and is fitted with classic cream cabinetry and a traditional double Belfast sink.

An original walk-in pantry provides extensive storage. There is also a separate laundry room and useful ground-floor WC, conveniently positioned for gardeners and outdoor pursuits; for modern family living, they are every bit as useful for today's modern family life as they were when built.

An imposing oak staircase rises from the hall to a particularly attractive first-floor landing, itself full of period character details. From here are three double bedrooms. The principal bedroom enjoys the benefit of fitted wardrobes and incorporates the turret feature, creating a bright and elegant retreat. One bedroom retains charming period shelving with a decorative scalloped edge, whilst another benefits from an en-suite dressing room complete with fitted wardrobes and a wash basin.

The family bathroom is fitted with a bath and wash basin, complemented by a separate shower room and an independent WC, providing flexibility for busy households.

The second floor offers further bedroom accommodation, alighting from an enclosed set of stairs, an open landing area would make an ideal study space, dedicated hobby area or children's play area (for many years it was home to the family train set!). Two delightful attic bedrooms complete the accommodation, both having dormer windows that frame far-reaching views and create wonderfully atmospheric spaces full of charm and character.



“ We have valued the fantastic space in the house. We moved here with our mother and created a small granny flat downstairs for her. Living here as three generations worked very well for everyone.

The turret is so distinctive, a local landmark and very handy when directing visitors to us for the first time!







Step outside

The gardens are every bit as captivating as the house itself, creating a wonderful outdoor environment that has been thoughtfully cultivated to provide beauty, privacy and year-round interest.

On arrival, a generous driveway provides ample parking for several vehicles in front of a detached double garage complete with light and power. To the front of the property, an impressive bank of mature rhododendrons creates a colourful and welcoming approach as well as providing immense privacy, putting on a particularly spectacular display in late spring.

A delightful west-facing wooded garden offers a haven for wildlife and is a lovely place to enjoy shade in the height of summer or for younger ones to build dens. In early spring, the woodland floor is transformed by snowdrops followed by bluebells, creating a seasonal spectacle beneath the branches.

The rear garden is a particular delight and reflects years of careful planning and attentive stewardship. Richly stocked beds are filled with traditional cottage garden favourites, complemented by flowering shrubs and an enviable collection of roses. Fragrance is a defining feature, with the scent of roses mingling with lavender and honeysuckle throughout the warmer months. At the heart of the garden, a paved seating terrace provides the perfect setting for outdoor dining and entertaining, conveniently located close to the rear entrance.

Further points of interest include a charming pond edged with irises, adding movement and colour to the garden, together with a vegetable plot neatly framed by manicured box hedging. An original stone and slate outbuilding, contemporary with the house, now serves as a workshop complete with bench and lathe, together with practical fuel storage for the property's open fires.

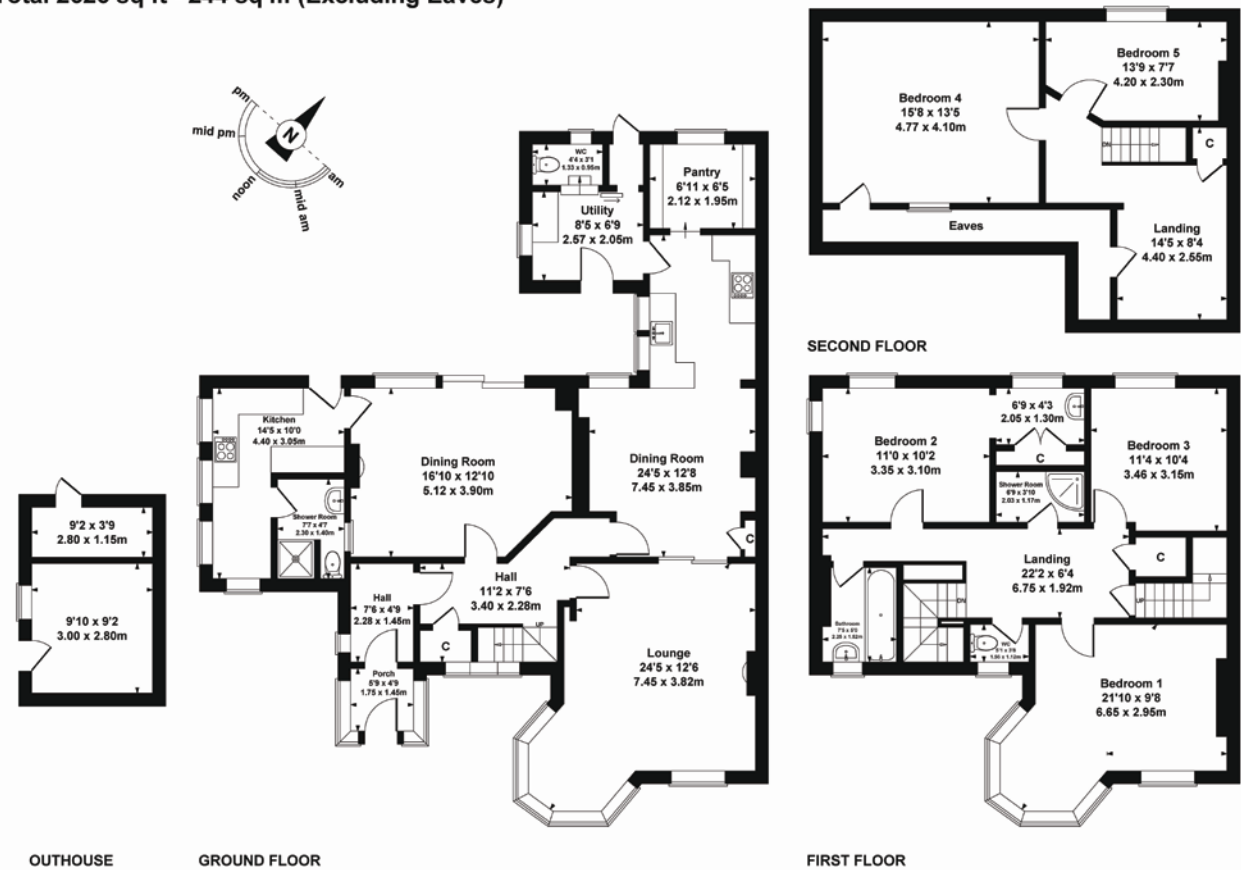
A greenhouse (fitted with safety glass) and an attractive summer house are delightful additions, allowing new owners to fully embrace the lifestyle this exceptional garden affords.

Private, sheltered and beautifully established, the gardens provide an ever-changing backdrop to the house, offering colour, texture and interest throughout the seasons and creating an enchanting setting in which to relax, entertain and enjoy nature. Almost south facing, there are also lovely sunrises and sunsets to enjoy.



“ We’ve loved the garden, especially the visiting wildlife; hedgehogs, a wide variety of birds and we have newts in the pond. The wood is lovely, especially when the snow drops arrive, shortly followed by bluebells. The fruit trees and bushes, with the vegetable patch, have kept us well nourished.

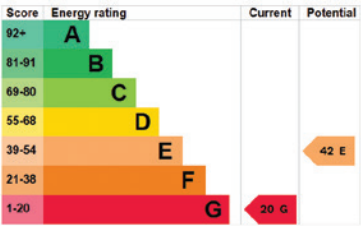
Oubeck House, Ellel, Lancaster, LA2 0PU
 Approximate Gross Internal Area 2497 sq ft - 232 sq m
 Outhouse 129 sq ft - 12 sq m
 Total 2626 sq ft - 244 sq m (Excluding Eaves)



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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FURTHER INFORMATION

On the road

Galgate	0.5 miles
Lancaster	3.2 miles
Scorton	5.1 miles
Garstang	7.1 miles
Preston	19.1 miles
Manchester	49.0 miles

Transport links

M6 J33	1.5 miles
Lancaster railway station	3.7 miles
Manchester airport	58.5 miles
Liverpool airport	63.6 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 and water.
LPG gas fired central heating from a traditional Ideal boiler in the laundry room. Hot water storage tank in the breakfast room. Additional storage heaters.
Domestic hot water from an immersion heater for summer use. Open fire in both the lounge and dining room.
Private drainage.

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 minds.edit.increased](http://what3words.minds.edit.increased)

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

Guide price £625,000

Included in the sale

Fitted carpets, some curtains, curtain poles, light fittings and domestic appliances as follows: Tricity Crown cooker, Tricity Bendix fridge, Hotpoint washing machine and the Indesit dishwasher.

Available by further negotiation: items of furniture.

Specifically excluded: fridge freezer, freezer and tumble dryer.

Please note

No.1 owns the entrance, gate posts and drive up to the five bar gated entrance to No.2. There is a right of way in favour of No.2 who have a legal obligation to contribute to the upkeep of the drive on an 'as and when' basis.

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..

Lancaster City Council

Council tax band – E

Tenure - Freehold

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)

The Harris in Preston, museum, art gallery and library

Live theatre: In Lancaster, The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park and in Preston, The Preston Playhouse and Charter Theatre

Cinema: The Dukes and Vue, both in Lancaster and The Flower Bowl at Barton Grange

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall, Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycoller Hall and Stonyhurst College, amongst many others

Sport and recreation

Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of on and off road cycling routes throughout the county. 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. The route over to Glasson Dock and then into Lancaster is a local favourite. Another is the route to the café at Ashton Hall Garden Centre for refreshments.

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University Sports Centre

Gym and spas at both Lancaster House Hotel

Local cricket, football, tennis and rugby clubs in Lancaster

Diving and open water swimming – Capernwray Diving Centre

3-1-5 fitness centre and Salt Ayre leisure centre, both at Lancaster

Lancaster Golf Club with others nearby at Morecambe, Heysham, Garstang, Preston, Pleasington, Longridge, Royal Lytham and St Annes Golf and St Annes Old Links

Places to eat

Informal dining, cafes and pubs

The Plough, within walking distance at Galgate

The Barn, the Applestore Café and Daisy Clough, all in and around Scorton

Ashton Hall Garden Centre Cafe

The Fleece Inn, Dolphinholme

The Stork Hotel, Conder Green

The Quayside and the Dalton Arms, both at Glasson Dock

Wallings Ice Cream Parlour and café, Cockerham

Journey Social, Buccellis Italian, Brew, The Print Room Café at

The Storey and The Sun Hotel, all in Lancaster

Special occasions

Thurnham Hall Hotel and Country Club

Pye's Mill Hotel

Lancaster House Hotel

Bay Horse Inn at Bay Horse

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster

Great walks nearby

Right from the door the owners recommend a walk around the university grounds, or along the River Conder (where you might see a kingfisher) and up Chapel Lane, joining Hazelrigg Lane and then through the bluebell woods of the university before returning home. There's also a nearby footpath that takes you up to the railway line and a particular vantage point that's great for watching the passing steam trains.

Hop in the car to explore the Fylde coastline, the Beacon Fell Country Park, the promenade at Morecambe or the protected National Landscapes of the Forest of Bowland and Arncliffe & Silverdale.

Slightly further afield, but very much within day trip territory are the National Parks of the Lake District and Yorkshire Dales.

Schools

Primary

Ellel St John the Evangelist CoE Primary School

Dolphinholme CoE Primary School

Cockerham Parochial CoE Primary School

Thurnham Glasson Christ Church, CoE Primary School

Quernmore CoE Voluntary Controlled Primary School

Stonyhurst College (independent)

Secondary

Lancaster Royal Grammar School and Lancaster Girls'

Grammar School, Ripley St Thomas CoE Academy and

Our Lady's Catholic College, all in Lancaster

Garstang Community Academy

Stonyhurst College (independent)

Further Education

Universities - Lancaster University, University of Cumbria (Lancaster campus) and University of Central Lancashire UCLan in Preston

Colleges - Lancaster and Morecambe College, Preston College, Myerscough College

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