



Gillerthwaite
Low Lane | Cloughton | Lancashire | LA2 9RZ

Welcome to Gillerthwaite, Low Lane, Claughton, Lancaster, LA2 9RZ

Set within generous and private wrap-around gardens and enjoying a bright, south-facing aspect, this detached house built in 1974 offers flexible accommodation with scope to extend. Owned by the same family since 1994, Gillerthwaite has been thoughtfully upgraded and well maintained making it ready to move straight into and start enjoying.

The ground floor enjoys picture windows looking out to the garden, with a light-filled triple-aspect sitting room opening to the dining room, a separate breakfast kitchen with utility room and a versatile ground-floor bedroom. Upstairs open countryside views stretch to distant hills and there are three double bedrooms, including a super principal room with views three ways. There are two attractively appointed shower rooms, one on each floor.

Set on a quiet cul-de-sac in the Lune Valley hamlet of Claughton there are well-maintained gardens around the house including generous parking and an attached double garage. Readily accessible walks along the River Lune complete this appealing and well-served property that's easy to reach by road and rail with local shops and services in neighbouring villages.

“ We've enjoyed life here as a family; it's been a happy home for us. It's a lovely house for entertaining, both the space inside and in the garden too. It's easy to run too, which is always an advantage.







Location

Cloughton is a charming rural hamlet set in the heart of the sought-after Lune Valley, offering an ideal balance between peaceful country living and excellent connectivity. This is a location perfectly suited to those who value a quieter pace of life without feeling remote.

Gillerthwaite occupies a tucked-away position on Low Lane, a quiet cul-de-sac, creating a sense of privacy and community. At the end of the lane, a footpath leads directly along the banks of the River Lune, providing beautiful riverside walks to Hornby or Caton through the surrounding unspoilt countryside. For keen cyclists, the Millennium Way cycle track may be picked up from just outside Caton and leads to Lancaster and beyond.

Despite its tranquil setting, Cloughton is exceptionally well placed for work, schools, leisure and socialising. The popular market town of Kirkby Lonsdale and the historic city of Lancaster are both within easy reach, while M6 access is convenient at J34. Rail services are available nearby from Wennington (Morecambe to Leeds line) or Lancaster (main west coast line), together offering national connections. Cloughton itself benefits from a welcoming local pub, The Fenwick, within an easy stroll at the top of the lane along with a country store and garden centre just a short drive away. With everyday amenities and shopping, the neighbouring villages of Hornby and Caton make Cloughton a highly appealing base for modern rural living.

“ It's a quiet place to live, we've enjoyed being surrounded by the countryside, watching the seasons change. The next-door farmers have been great neighbours to us; incredibly helpful and their eggs are delicious!





Step inside

Set within generous, wrap-around gardens and enjoying a bright, south-facing aspect, this detached modern house offers flexible accommodation with the scope to extend. Gillerthwaite has been in the same ownership since 1994, during which time it has been thoughtfully upgraded and well maintained.

The ground floor is arranged to take full advantage of the garden outlook, with all principal rooms enjoying leafy views and a high degree of privacy ensured by established hedging. A triple-aspect sitting room provides a light-filled living space and flows seamlessly into the dining room, creating an ideal layout for both everyday living and entertaining. A separate breakfast kitchen is complemented by a large utility room, adding practicality and storage.

Upstairs, three well-proportioned bedrooms are arranged around open first-floor views reaching across open countryside to distant hills. The splendid principal bedroom is well appointed with classically styled cabinets and enjoys outlooks to three sides, capturing both countryside and plentiful natural light. A fourth bedroom on the ground floor offers excellent versatility, ideal for guests, home working, or single-level living if required. Modern shower rooms are provided on both floors, completing this adaptable and appealing family home.









Step outside

Gillerthwaite is approached through solid wooden entrance gates, offering privacy and peace of mind for those with young children or dogs. Beyond the gates, a generous graveled parking area provides ample space for several vehicles, positioned conveniently in front of the house and the garages.

Neatly maintained gardens wrap around the house creating a sense of seclusion and offering a variety of spaces for relaxation and entertaining. Lawns provide ideal areas for children's play, while a charming pond with a water feature adds interest and the soothing background noise of running water. For those with an interest in gardening or self-sufficiency, the garden includes a greenhouse and a small orchard stocked with damson, pear, Victoria plum, apple and cherry trees.

A choice of paved seating areas allows you to follow the sun throughout the day, making the most of the garden's south-facing aspect. A garden shed provides practical storage, while the double garage, fitted with a pair of electric roller doors, offers excellent depth and flexibility, with sufficient space to accommodate a workshop area to the rear.



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Approximate Gross Internal Area

House : 1711 sq ft - 159 sq m

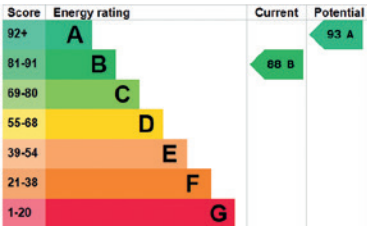
Garage : 301 sq ft - 28 sq m

Total : 2012 sq ft - 187 sq m



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.



FURTHER INFORMATION

On the road

Lancaster - 7.5 miles

Kirkby Lonsdale - 9.6 miles

Kendal - 24.6 miles

Windermere - 32.1 miles

Manchester - 58.4 miles

Transport links

M6 J34 - 5.5 miles

Wennington station - 4.5 miles

Lancaster railway station - 7.9 miles

Leeds Bradford airport - 53.2 miles

Manchester airport - 67.9 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

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

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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 Wennington on the Morecambe to Leeds providing connections to Lancaster station.



Please note

The wide entrance off the lane is part owned by Gillerthwaite and part by Ribble House, subject to a right of way in favour of the two houses to the rear. The four properties share the cost of upkeep of the entrance area. The deeds prohibit a trade or business from carried out at the property and also the keeping of pigs and poultry.

Guide price £530,000

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the garage. The solar panels generate power used at the house with surplus sold back to the grid.

Directions

[what3words dolly.branch.tender](https://what3words.com/dolly.branch.tender)

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

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Bosch oven, microwave and dishwasher, AEG hob, extractor fan, Hoover washing machine, freestanding wardrobe in bedroom 2 and the Aquavac (pond cleaner).

Available by way of further negotiation is the Hisense fridge freezer.

Lancaster City Council

Council tax band – F

Tenure – Freehold

Places to visit

In Lancaster there are historic properties to visit including Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park).

Further afield, you'll find Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall.

Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park.
Cinema: The Dukes and Vue.

RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows.

Sport and recreation

Golf clubs – Casterton, Kirkby Lonsdale, Giggleswick, Bentham, Lancaster, Morecambe, Silverdale, two in Kendal and Grange over Sands.

Gyms and health clubs – Kirkby Lonsdale Health Club, 3-1-5 fitness centre at Lancaster.

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

Local cricket, football, rugby, bowls and tennis clubs in Lancaster and Kirkby Lonsdale.

Lune Valley Swimming Pool, Hornby.

Diving and open water swimming – Capernwray Diving Centre.

Tennis courts in Caton and Tunstall.

Parkrun on a Saturday morning at Williamson Park, Lancaster or on Morecambe Promenade.

Children's playpark in Hornby.

Places to eat

Informal dining, cafes and pubs

The Fenwick Arms is in the village.

Within the Lune Valley, amongst others there is The Lunesdale at Tunstall, The Highwayman at Burrow and The Redwell Country Inn at Arkholme.

The Royal Hotel, Avanti and Sun Inn amongst others all in Kirkby Lonsdale and there's lots of choice in Lancaster.

Special occasions

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

In the Lake District, 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 walking to the end of Low Lane where there is access to the Lune Valley Ramble; a delightful, recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside. The farm next door sells freshly laid eggs which you can pick up on your homeward journey.

The wider Lune Valley offers a network of footpaths, bridleways and quiet lanes ensuring a wide variety of routes available to suit all.

There is extensive 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 Arnsdale and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary

Melling St Wilfrid CoE Primary School
Hornby St. Margaret's CoE Primary School
Wray with Botton Endowed Primary School
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton (independent)
Giggleswick Preparatory School (independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Giggleswick and Sedbergh Schools (both independent)

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College
Myerscough College

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