



Higher Moor Head Farmhouse  
Quernmore | Lancaster | Lancashire | LA2 0QS

## Welcome to Higher Moor Head Farmhouse, Quernmore, Lancaster, LA2 0QS

Big skies with dark starry nights and breathtaking, elevated panoramic moorland views are the backdrop of life here at this beautifully restored mid 1600s Grade II Listed farmhouse which offers a rare opportunity to enjoy authentic country living without sacrificing everyday comforts or accessibility. Rich in history, the property was restored during 1996/7 from being previously uninhabited and has since been thoughtfully upgraded by the current owners on an ongoing basis to create a warm and charismatic home.

The heart is the welcoming farmhouse kitchen with Aga, in support is a back kitchen and pantry. There are three reception rooms and a downstairs cloakroom. There are four double bedrooms, two of which are ensuite in addition to a house bathroom. The second floor offers a super attic room, ideal for accessible storage.

Outside, there is parking for several vehicles and a flagged south facing front garden perfectly positioned to enjoy the spectacular outlook. Informal side and rear gardens provide space for family life and there's a small agricultural field. There's potential to add value, a mid-terrace unconverted barn has consent to convert into a connected and ancillary cottage and would suit family or friends. There is also a two storey stone-built outbuilding and a garage incorporating workshop space. The total plot extends to c. 1.33 acres, within this, the field measures c. 0.89 acres.

Despite its deep immersion in the countryside, Higher Moor Head Farmhouse lies just a short drive from Lancaster city centre, with excellent access to the M6, main west coast train station, schools and general amenities.

“ Although my husband's family are local, we were living in London when quite by chance we saw the house advertised. We drove up and across the moor and quite simply felt like we'd come home. The house was in a sorry state and hadn't been lived in for 14 years but we instantly saw the potential.

We have loved our time here but after 30 years, we are of an age where we are ready to move down off the hills and into a village; it's time to give another family the opportunity to experience life here, we've loved it so much.

The overall peace and quiet has meant so much to us; the soundtrack of the surrounding countryside is comforting and the enveloping greenery is restful and restorative. We've enjoyed the wildlife and nature that comes with the changing seasons. The pewits arrive at the end of February or beginning of March and always signal the beginning of spring. In summer we hear the distant curlews on the moor and watch the swallows. There are resident robins and wrens, a local barn owl and oyster catchers nesting next to the track. Grouse and pheasants visit us from the Abbeystead Estate. It's all around us and lovely to watch.

You never really get used to the views, they are different every day, every hour. We can see North Wales and Morecambe Bay from here, it's extraordinary.

There wouldn't have been electricity when the farmhouse was built so it was orientated due south to capture as much sun as possible. With thick walls it is a cosy house in winter and during the summer months, it's lovely and cool inside with a gentle breeze.

The night skies have recently been recognized as some of the darkest in England and granted official status as Dark Sky Discovery Site; the blanket of stars is magical. We regard Abbeystead as our local village and join in with local events there; it has a primary school and village hall. There's a farm there that sells eggs, milk and butter with an honesty box which is a favourite as is Country Style Meats and farm shop on Wyresdale Road.”







### Location

Higher Moor Head Farmhouse offers splendid rural isolation with the advantage of neighbours. Protected by the stunning National Landscape of the Forest of Bowland (formerly the Area of Outstanding Natural Beauty), Higher Moor Head Farmhouse has spectacular views of the undulating hills of the Forest of Bowland with even Morecambe Bay and parts of Wales visible from this elevated position.

What is truly surprising about the location is that within seven miles one is in the heart of the city of Lancaster. This makes commuting, schooling, shopping and socialising all accessible and convenient, affording you the balance between the buzz of city life and the quiet, restorative charms of country living. Lancaster has an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, a wide choice of professional services, further education and good healthcare provision with both private and NHS hospitals.

If you appreciate the appeal of a traditional market town with an active community and calendar of local events then Garstang is under 13 miles and is great for everyday needs; there are branches of Booths, Sainsbury's and Aldi supermarkets and a great weekly market.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at either J33 or J34 (both under 10 miles distant) and a station on the West Coast line at Lancaster.





### Setting the scene

The house is Grade II listed reflecting the age and original architectural details. The following is extracted from Historic England's schedule: "...probably mid C18th and C19th with C17th remains, and barn probably late C18th. Sandstone rubble with stone slate roof..... Interior has baffle entry in line with the hearth. One of the boxed ceiling beams is in the correct position to have been a firehood bressumer, suggesting a C17th origin for the house."

Internally there are exposed beams, stone mullion window surrounds, window seats, two old fireplaces (now fitted with solid fuel stoves), original panel doors and a feature section of the wattle and daub internal wall construction. The farmhouse originally had a series of workers' cottages attached, thought to have housed the employees of the adjacent hat factory which occupied the detached stone outbuilding; the hat factory was located here to take advantage of the abundant supply of wool and rabbit fur. It's now used for storage.

Purchased by the present owners in 1996, it hadn't been lived in for 14 years and required substantial work and much needed TLC. To make the house fit for modern family life they embarked about a comprehensive restoration and lived on site in a caravan for a year.

Original architectural features were retained where possible and where the house was modernised it was done so in a sympathetic manner to sit comfortably within the period property, for example the beautiful oak and maple parquet floor which has been laid in the dining and sitting rooms, repurposed from a London school. The owners have continued with their upkeep of the property; in 2025 the boiler, oil tank and consumer unit were all replaced, the kitchen was refitted and a new sewage treatment plant was installed. Windows on the south and west elevations were replaced in 2015.



### Step inside

The elevated setting gives nearly all rooms fantastic far-reaching and south facing panoramic views across the sprawling open moorland. The property is rich in character and beautifully balanced with modern comforts, creating an inviting and highly practical family home.

Step inside and through an enclosed porch which opens into a small inner hall, from which the heart of the house unfolds...

The farmhouse kitchen is full of warmth and charm, centred around a quintessential Aga, with the benefit of a back kitchen providing additional storage, space for preparation and room for appliances, complemented by a classic shelved pantry. Off the hall lies an atmospheric dining room featuring a striking substantial stone fireplace, perfect for relaxed family meals and entertaining. Beyond this is a cosy sitting room and a third reception room, a highly versatile space currently used for crafts but equally well suited as a home office, snug or media room. The ground floor is completed by a rear hall and a convenient cloakroom.

Stairs rise to a characterful first-floor landing, off which are four well-proportioned double bedrooms, all enjoying excellent open country views. The principal bedroom benefits from an ensuite bathroom and a walk-in airing cupboard, while the second bedroom has its own ensuite shower room. Two further double bedrooms are served by the house bathroom. From the landing, a ladder-style staircase provides access to an attic room, offering excellent storage with standing room in the centre and a window in the gable end bringing in natural light.

Attractively presented throughout, the farmhouse provides the warmth and charm of a traditional period home while offering the comfort and convenience required for everyday living. This is a delightful country property, ideal for those seeking character, space and spectacular views in a peaceful rural setting.

“ *It's a great house for gathering with family and friends; it's instantly welcoming, has a lovely atmosphere and there's lots of rooms and overall space.* ”







### Step outside

Arriving at the house, there is space to park several cars at the front. The front garden has been flagged with space for outdoor furniture; the views are spectacular. Raised beds are planted and there is an old stone cheese press and water pump which makes attractive garden features. The side and rear gardens are informal but give a family room to spread out and opportunities for play. To the north of the farmhouse is an attached agricultural field, measuring c. 0.89 acres, giving dogs and children room to stretch, it would enable a dabble in hobby farming.

Between the farmhouse and the adjoining property is a small mid terrace barn with potential to convert and either extend the farmhouse accommodation or create an ancillary dwelling.

Planning permission and Listed Building Consent were granted by Lancaster City Council in 2001 (ref 01/00078/FUL and 01/00079/LB). This included plans for the mid terrace barn. The accommodation provides a ground floor open plan living kitchen and on the first floor, two bedrooms and a shower room. There is a proviso for a connecting door at both levels and a condition that it cannot be sold separately. It would however be ideal for a dependent relative or for a guest suite where a degree of independence would be appreciated.

A two storey stone built outbuilding, the former hat factory, is now used for storage. A garage with workshop space providing a great work space and versatile storage. The workshop includes a four-post lift.

The total plot extends to c. 1.33 acres, within this, the field measures c. 0.89 acres.



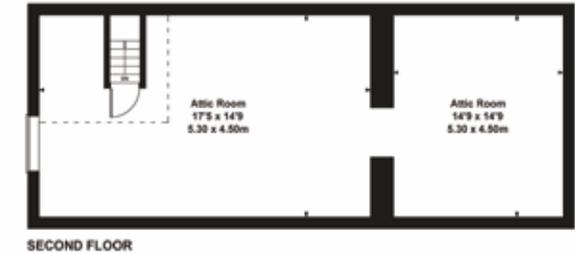
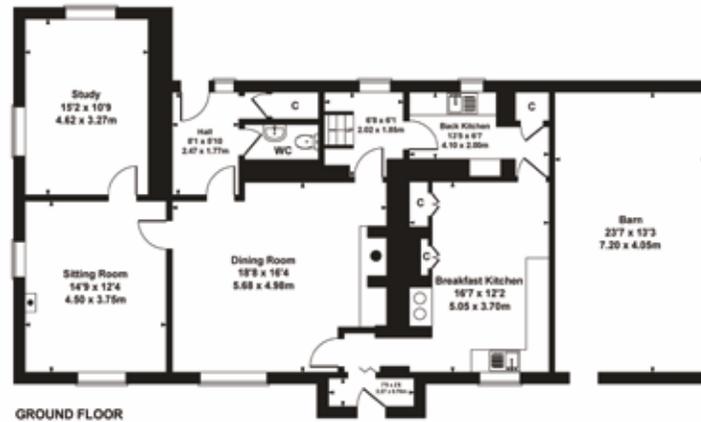
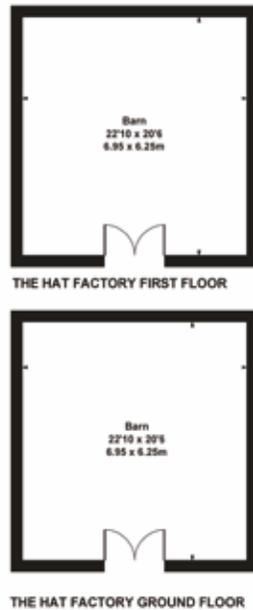
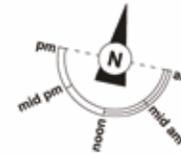
# Higher Moor Head Farmhouse, Quernmore, Lancaster, LA2 0QS

Approximate Gross Internal Area 3078 sq ft - 286 sq m

Garage/Workshop 980 sq ft - 91 sq m

The Hat Factory 1119 sq ft - 104 sq m

Total Area 5177 sq ft - 481 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.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU. Printed



# FURTHER INFORMATION

## *On the road*

Lancaster	6.3 miles
Scorton	10.8 miles
Garstang	12.8 miles
Preston	25 miles
Manchester	55 miles

### **Transport links**

M6 J33	7.4 miles
M6 J34	c.9.3 miles
Lancaster railway station	6.9 miles
Manchester airport	64.5 miles
Liverpool airport	67.3 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](http://checker.ofcom.org.uk)  
Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk). All B4RN customers receive gigabit (1,000Mbps) speed.

*Guide price £695,000*

## *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.



## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings and Aga. The fridge freezer and Hoover washing machine are available by further negotiation.

**Lancaster City Council**

**Council tax band – E**

**Tenure - Freehold**

## *Services*

Mains electricity and water. Oil fired central heating from a Worcester boiler in the back kitchen, hot water storage tank in the airing cupboard off the main bedroom. Multi fuel stove in the dining room. This is fitted with a back boiler which heats radiators in the central part of the house. Wood burning stove in the sitting room.

Drainage to a sole use treatment plant located in the side garden.

Dual control electric Aga (three ovens and two hot plates).

The house is fitted with a central vacuum system.

The garage has power, light and water.

The mid terrace barn has electric.

There exists a right to supply electric and water to the former Hat Factory.

## *Please note*

There are three residential properties within the farmstead; Higher Moor Head Farmhouse, the attached barn conversion (Meadow View), and a detached farm dwelling (The Bungalow).

A public footpath runs from the public highway along the drive and through the front garden.

Higher Moor Head Farmhouse has a right of way over the access track owned by the farm, this was largely resurfaced in 2025, Higher Moor Head Farmhouse contributed approximately one third of the cost.

Electricity North West pays rent for a pole in the field.

## *Places to visit*

There's plenty to see and do in Lancaster; it's worth visiting Lancaster Castle and the adjacent Priory, the Maritime and City Museums, Judges' Lodgings and Ashton Memorial (Williamson Park). For entertainment there are two theatres, The Dukes and Lancaster Grand and during the summer there are open-air productions in Williamson Park. There are two cinemas, The Dukes and Vue and an arts centre at The Storey.

## *Sport and recreation*

Lancashire is a fantastic place to cycle with hundreds of miles of quiet country lanes and a range of routes, on and off road, 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.

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

Lancaster Golf Club with others nearby at Morecambe, Heysham, Garstang, Preston and Wrea Green.

Local cricket, football, tennis and rugby clubs in Lancaster.

Gyms and health clubs at 3-1-5 Fitness Centre at Lancaster, Lancaster House Hotel, Acresfield Health Club & Spa, Garstang and The Spa Hotel, Ribby Hall.

Paddle boarding, wild swimming and archery at Wyresdale Park.

## *Places to eat*

### **Informal dining, cafes and pubs**

The Fleece Inn at Dolphinholme is nearest. The Barn, the Applestore Café and Daisy Clough, all in and around Scorton. Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster. Wallings Ice Cream Parlour and café, Cockerham.

### **Special occasions**

The Quarterhouse, Quite Simply French, Merchants 1688 all in Lancaster and the Bay Horse Inn at Bay Horse.

## *Great walks nearby*

The owners tell us that from the door there is a network of footpaths ensuring a wide variety of routes available to suit all. It's a short but rewarding walk up to the summit of Clougha Pike; the walk offers panoramic views of Lancaster, Morecambe Bay, and on clear days, Blackpool Tower. It's worth getting in the car and driving to Abbeystead and then walking through the woods and around the reservoir.

The protected National Landscape of the Forest of Bowland offers fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. It's all here on the doorstep.

## *Schools*

### **Primary**

Cawthorne's Endowed Primary School and Nursery, Abbeystead  
Quernmore CoE Voluntary Controlled Primary School  
Nearest in Lancaster: Lancaster Christ Church CoE Primary School, Moorside Primary School and St Bernadette's Catholic Primary School.

### **Secondary**

Lancaster Royal Grammar School and Lancaster Girls' Grammar School  
Ripley St Thomas CoE Academy  
Our Lady's Catholic College  
Garstang Community Academy

### **Further Education**

Colleges - Lancaster and Morecambe, Preston and Myerscough  
Lancaster University  
University of Cumbria (Lancaster campus)  
University of Central Lancashire UCLan, Preston

## *Directions*

what3words weds.permanent.riches

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

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