



Fox House
Borwick | Carnforth | Lancashire | LA6 1JU

Welcome to Fox House, Borwick, Carnforth, Lancashire, LA6 1JU

Fox House borders open farmland to the east and south and commands fabulous unspoilt surrounding views. The aspect to the south is particularly special, across fields to distant fells creating a wonderfully open and bright aspect.

With a design that takes inspiration from international travels, nature is not a backdrop here but a defining factor woven into every detail and celebrated through expansive glass, open and flowing spaces. The quality of light is extraordinary, every room possessing a great view.

Within a generous plot of c.0.34 acres, the house is enveloped in level gardens with curated seating areas to maximise opportunities for outdoor living as they blur the boundaries between inside and out.

A model of modernity and pared back aesthetic with an extraordinary, relaxed energy, Fox House has a covered entrance to a reception hall which opens to a wider circulation space and connects the kitchen, sitting room and dining room. Providing practicality for everyday living is a boot room, cloakroom, utility room and integral double garage. A pocket door opens to the ground floor bedroom wing comprising two ensuite double bedrooms. Through a spacious second hall are the stairs, off the first floor landing is a third ensuite double bedroom with walk in wardrobe and a fourth double bedroom having a mezzanine room above, this bedroom is served by the house bathroom.

If you seek a distinctive contemporary home, fully at ease in a rural setting then Fox House is essential viewing.

“ It's a very easy place to be and works well all year round.

We will miss the views; they constantly change with the weather and the seasons, it's lovely watching the year unfold; when the geese arrive to nest, watching the cows or sheep contentedly graze, or when the field is mown two or three times a year.

The design of the house was inspired by our travels and living in California and Australia. South facing with roof lights along the east-west axis, it is naturally well lit. The big picture windows and glazed doors ensure a strong connection with the garden and views. We wanted the living space to be open but not one big vast space, it flows and connects, working well for family living and when we have friends round. In warmer months the doors to the central courtyard are open to form an outdoor room, when it's colder, the double-sided stove comes into its own. It's particularly magical at Christmas as the lights reflect all around in all the glazing.”



Location

Situated on the outskirts of the peaceful Conservation Area village of Borwick, slightly to the west of the Lancaster canal, Fox House is within Lancashire but close to the Cumbrian border. It is a quiet and exceptionally accessible place to live. Positioned off the main roads and thus away from major traffic, Borwick is a peaceful and popular village. It's easy to reach by road being convenient for accessing the motorway at either J35 if travelling south or J36 if heading north. For travel by train there are stations on the main West Coast line at both Lancaster and Oxenholme (near Kendal) which are easy to reach, and one in Carnforth.

Borwick shares a church and village hall with the neighbouring village of Priest Hutton. The village of Burton in Kendal lies 2.7 miles to the north and has a Post Office with general store, two pubs, a primary school and village hall, with clubs for tennis and crown green bowling. For everyday needs Carnforth

offers a wider provision of local services with a choice of supermarkets (Booths, Aldi, Tesco and Co-op), doctors, dentists and vets' surgeries and a busy high street of shops. The Cumbrian market town of Kirkby Lonsdale is easily reached and has a bustling main street of largely independent retailers and a great choice of places to go for food and drinks. The Lakeland gateway town of Kendal and historic city of Lancaster provide a full range of services.

For fans of the great outdoors, Borwick is well placed. The National Parks of the Lake District and Yorkshire Dales are easy to reach if you'd enjoy access to the hills and the dales but prefer a quieter life and the appeal of a close-knit community. Further walking and outdoor pursuits are to be found in the nearby protected National Landscapes of Silverdale and Arnside which offers some stunning coastal scenery and the remote and peaceful moorland landscape of the Forest of Bowland.



Setting the scene

Set amidst glorious open countryside and commanding far-reaching views across farmland to the distant fells, this striking detached residence is a masterclass in contemporary country living. Built in the 1970s and thoughtfully transformed over recent years by way of a substantial single-storey wraparound extension, the house now offers an inspired interpretation of Californian modernism, where clean architectural lines, natural textures and an abundance of light combine to create a home of exceptional calm and understated sophistication.

Set back from the road, the property has been carefully orientated to embrace its south-facing aspect and in doing so provides great privacy. Extensive glazing by way of glazed doors, picture windows

and strategically placed roof lights draw natural light deep into the interior throughout the day, while framing ever-changing views in every direction. The boundaries between inside and out are intentionally softened; gardens, terraces and living spaces flow seamlessly together in a manner more akin to a wellbeing retreat than a conventional family home.

The aesthetic throughout is pared back yet deeply inviting; modern rustic meets contemporary country. A restrained material palette, sleek geometric forms and tactile finishes create interiors of warmth and simplicity, while the semi open-plan arrangement allows each living space to retain its own identity whilst remaining visually connected.





STEP INSIDE

A generous covered entrance area provides practical shelter before opening into a wide reception hall where an immediate and enticing glimpse through the house is gained of the landscape beyond. The accommodation reveals itself gradually and deliberately, each space unfolding naturally from the next to create a wonderful sense of discovery.

At the heart of the home lies an impressive east-west circulation space illuminated by overhead roof lights. From here, the principal living areas progress; the kitchen forming the social centre piece with open aspects towards the sitting room, dining room, courtyard garden and the panoramic southern outlook beyond. Beautifully sociable yet highly functional, the overall living area layout has been designed equally well for both relaxed family life and entertaining on a larger scale.

Supporting the principal accommodation and ensuring the house is easy to run and occupy are a utility room, boot room, cloakroom and integral double garage.



Particularly noteworthy is the versatility of the ground floor bedroom wing. Cleverly arranged to allow a degree of independence, this section can be separated internally by a sliding pocket door and comprises two bedrooms, each with its own contemporary ensuite; one bathroom and one shower room. Conceived by the current owners with multigenerational living or guest accommodation in mind, the space is equally suited to dependent relatives, visiting guests or even ancillary Airbnb use. A dedicated external garden entrance enhances this flexibility further, while electrical provision has been made for the future installation of a kitchenette.

A versatile spacious second hallway offers an ideal setting for a home office, library or music room; from here stairs ascend to the first floor landing leading to two further double bedrooms, both enjoying spectacular elevated views across the surrounding countryside. One bedroom features a charming mezzanine level accessed by ladder; an imaginative addition certain to delight younger members of the family by creating distinct areas for sleep, study or play. This bedroom is served by the stylish house bathroom.

The principal first-floor bedroom enjoys a walk-in fitted wardrobe and ensuite shower room, with particularly captivating views eastwards across fields to the canal.





Step outside

The electric gate is controllable either by phoning ahead or keypad. It slides open to exceptionally generous parking providing ample room for family and guests, boats or campers. There is potential to add to the accommodation further with space for a garden room/annex/studio or workshop in the easterly corner, all subject to consent.

Externally, the gardens have been designed as a natural continuation of the house itself. Much like the interiors, the outdoor spaces unfold from one area to another, with carefully positioned seating areas and sheltered corners each offering their own character, atmosphere and perspective. The main courtyard garden has the benefit of a deep roof overhang to provide shelter in inclement weather; the overhang roof detailing around the house features downlighters which prove particularly effective come nightfall. Whether enjoying morning coffee or chilled sundowners, every aspect of the setting has been thoughtfully considered to celebrate the surrounding landscape and connection to the interior.



Fox House

Approximate Gross Internal House Area 2745 sq ft - 255 sq m
 Garage Area 334 sq ft - 31 sq m
 Total Area 3079 sq ft - 286 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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FURTHER INFORMATION

On the Road

On the road

Carnforth	2.5 miles
Lancaster	9.3 miles
Kirkby Lonsdale	9.4 miles
Kendal	17.3 miles
Windermere	21.7 miles
Manchester	59.8 miles

Transport links

M6 J35	2.1 miles
M6 J36	6.8 miles
Lancaster station	9.8 miles
Oxenholme station	11.9 miles
Leeds Bradford airport	59.5 miles
Manchester airport	69.3 miles
Liverpool airport	74.3 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.

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.

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 station at Carnforth on the Bentham and Furness lines.



Directions

what3words – [reward.intention.goodness](https://www.what3words.com/reward.intention.goodness)
Download the what3words App or go online for directions straight to the property.

Mobile and Broadband

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.

Included in the Sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, dining table with bench seating and domestic appliances as follows: two ovens with combination grill, induction hob and extractor fan (all Siemens), Whirlpool fridge freezer, NEFF dishwasher and Beko washing machine.

Available by way of further negotiation are the freestanding Smeg Fridge freezer and grey sofa.

Services

Mains electricity and water.
Daikin air source underfloor heating.
Private drainage to a sole use system within the boundaries.
External lighting and multiple water taps.

Lancaster City Council – Council Tax band E
Tenure – Freehold

Guide price £935,000

Places to Visit

- * Less than a mile away is Greenlands, Tewitfield – an open farm with play barn, café, farm shop and a number of other destination shops as well as archery, quad biking, crazy golf and laser tag.
- * Both Lancaster and Kendal have historic buildings to visit, live theatre, cinemas and arts centres.
- * Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall.
- * RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows.

Great Walks Nearby

Straight from the door the owners recommend the towpath alongside Lancaster Canal, it's accessible at nearby Borwick Bridge, from here there are lovely walks in either direction. Head south and you can enjoy refreshments at the Longlands Inn. There's also a network of footpaths, bridleways and quiet lanes to ensure a wide variety of routes to suit all ages, abilities and the time available.

Worth getting in the car for...

- * National Parks of the Lake District and Yorkshire Dales (including Yorkshire's Three Peaks, Ingleborough, Wharfedale and Pen-y-ghent).
- * The contrasting and equally special protected National Landscapes of the Forest of Bowland and coastal Arnsdale and Silverdale.
- * Fabulous promenades at Morecambe and Grange over Sands.
- * The Lune Valley Ramble, a relatively level route of 16.5 miles tracing the course of the Lune's lower reaches through some beautiful lowland countryside.

Places to Eat

Informal dining, cafes and pubs

- * The Longlands Inn and Restaurant, Tewitfield (within walking distance)
- * The New Inn, Yealand Conyers
- * The Royal Oak, Burton in Kendal
- * The Plough, Lupton
- * The Highwayman, Burrow
- * The Royal Hotel, Royal Barn, Avanti and Sun Inn amongst others, all in Kirkby Lonsdale
- * Levens Kitchen (and bakery), Levens

Special occasions

- * The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
- * L'Enclume and Rogan and Co, both in Cartmel
- * Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Sport and Recreation

- * Pool and gym at Pure Leisure Health and Fitness Centre, Borwick. Leisure centres at Kendal, Lancaster and Lancaster University Sports Centre (swimming, gym, climbing wall, tennis, badminton and squash facilities).
- * There is a wealth of outdoor pursuits available in the Lake District and Yorkshire Dales including sailing, climbing and caving.
- * Between them, Lancaster, Kendal, Carnforth and Kirkby Lonsdale have local cricket, football, tennis and rugby clubs.
- * Tennis club and crown green bowling at Burton in Lonsdale.
- * Golf clubs at Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale.

Schools

Primary

Over Kellet Wilson's Endowed CoE Primary School
Nether Kellet Community Primary School
Holme Primary School
Burton Morewood School
Arkholme CoE Primary School
St Mary's CoE Primary School, Kirkby Lonsdale
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School, Ripley St Thomas CoE Academy, Our Lady's Catholic College, all in Lancaster
Carnforth High School
Sedbergh School (independent)

Further Education

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

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