



The Cottage
High Abbey | Bay Horse | LA2 0HP

 FINE & COUNTRY



Welcome to The Cottage, High Abbey, Bay Horse, LA2 0HP

Character, countryside and connectivity rarely come together as beautifully as they do here. Originally a traditional barn on the historic Ellel Estate, this exceptional detached cottage has been thoughtfully converted, sympathetically extended and stylishly enhanced to create a home that is as distinctive as it is welcoming.

Rich in period charm, the cottage showcases abundant features which sit happily alongside contemporary kitchen, bathroom, shower room and cloakroom fittings. Tastefully presented the well-proportioned accommodation provides a vestibule, hall, cloakroom, breakfast kitchen, sitting room, dining room and versatile study/gym/boot or play room. Upstairs are three double bedrooms, a bathroom and shower room. Throughout the cottage the rooms enjoy pleasant leafy views, both across the garden or over the adjoining field. Outside, landscaped and beautifully established west-facing gardens enjoy the same aspect over the neighbouring countryside, providing a peaceful setting to relax, entertain and embrace the changing seasons. There's private off street parking for two or three cars.

Nestled within the desirable rural hamlet of Bay Horse, the property offers the best of both worlds: an idyllic countryside lifestyle surrounded by rolling landscapes and abundant wildlife, yet with the A6, M6 (J33) and Lancaster's West Coast main line station all within easy reach. Whether exploring the Forest of Bowland protected National Landscape, enjoying the independent charm of nearby Garstang or commuting further afield, this is a home that combines rural tranquillity with exceptional convenience; offering a truly unique place to put down roots.

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We've really enjoyed living here, the view across the open fields, watching the sheep graze and all the wildlife passing through. A couple of times a year we can also spot the Flying Scotsman go past, which is an impressive sight.

It's rural in feel, but we're onto the M6 in a matter of minutes which has saved so much time when we were commuting. We shop locally in Garstang, there's a good range of supermarkets and events throughout the year.



Location

Bay Horse is a desirable hamlet located just off the A6 and south of the historic city of Lancaster. Rural in nature, with the comfort and security of a few neighbours, the property has the advantage of restful views over fields while remaining exceptionally well connected with convenient access onto the A6 and M6 (J33), or if travelling by train, via the station at Lancaster on the main West Coast line.

Each with a different personality, the cities of Preston, Lancaster and Manchester and Liverpool between them offer a full range of commercial and recreational facilities including a vast choice of restaurants and great shopping. Culturally, there is a choice of theatres, cinemas and established arts and music scenes with festivals and events throughout the year.

If you prefer somewhere smaller, the community-minded and attractive market town of Garstang is convenient with a choice of supermarkets, thriving independent shops and a variety of places to enjoy a drink or bite to eat. It also has a calendar of social events, seasonal fairs and an annual show to get involved with.

Should access to the great outdoors be important to you then it's all around. The hamlet is located close to the protected National Landscape (formerly the AONB) of the Forest of Bowland which covers 300 square miles with fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. It offers many opportunities for outdoor adventure with an extensive network of lanes, footpaths and bridle paths for walking, running and cycling.

Step inside

Originally a traditional barn on the historic Ellet Estate, this exceptional detached cottage has been thoughtfully converted, sensitively extended and, since its acquisition by the current owners in 2015, comprehensively upgraded to create a home of remarkable warmth, individuality and quality. Every improvement has been carefully considered, preserving the building's authentic heritage while introducing contemporary comforts that complement rather than compete with its character.

From the moment you arrive, the cottage reveals its unique personality. An open-sided porch provides shelter before you step through the front door into a welcoming vestibule, where a stylish cloakroom is discreetly positioned. Beyond, the staircase hall is inviting and leads on to the rest of the accommodation.







Character is abundant at every turn. Stripped pine doors and staircase balustrades, exposed ceiling beams, timber window lintels, sections of exposed stonework, wooden window sills and three handsome stone fireplaces, each housing a multi-fuel stove, combine to create an atmosphere that feels both timeless and inviting. Cleverly integrated shelving, recessed display niches, built-in wardrobes and full-height storage cupboards ensure that the home's practical needs are met without compromising its aesthetic appeal. At the heart of the home lies the beautifully appointed kitchen, a wonderfully sociable space where traditional character blends effortlessly with contemporary design. Gloss white cabinetry, elegant quartz worktops and a Belfast sink sit comfortably alongside one of the property's original stone fireplaces, while a central island provides a good workspace and informal seating, making this a natural gathering place.

The kitchen flows gracefully into both the sitting and dining rooms, creating a layout that encourages connection while allowing each room to retain its own identity. Rather than being entirely open plan, the spaces are thoughtfully linked to offer flexibility for both entertaining and everyday living. Both reception rooms enjoy glazed doors opening directly onto the garden, drawing natural light into the interiors and strengthening the connection between house and landscape.

Completing the ground floor is an immensely versatile room. Currently arranged as a gym, it has previously served as a home office and could equally become a snug, playroom, hobby room or an occasional fourth bedroom with the addition of a sofa bed. A substantial built-in cupboard houses the laundry appliances alongside extensive shelving, ensuring the room is as practical as it is adaptable.

Ascending to the first floor, three beautifully presented double bedrooms continue the cottage's inviting character. Each enjoys delightful views over the surrounding countryside or garden and benefits from fitted wardrobes which provide generous storage without encroaching on the living space.

The family bathroom is wonderfully bright, with a large Velux skylight allowing daylight to flood over the bath, wash basin and WC, creating a calm, spa-like atmosphere. A separate shower room is equally well appointed, featuring a rainfall shower, vanity storage and its own Velux skylight, while additional built-in cupboards throughout the first floor provide yet more practical storage solutions.

Throughout the cottage, lighting has been thoughtfully designed to enhance both function and ambience. A carefully considered combination of wall lights, spotlights, pendants and recessed downlighters creates welcoming spaces for every occasion, from relaxed evenings beside the fire to gatherings with friends.

Beautifully balancing period authenticity with modern convenience, this is a genuinely one-of-a-kind property; rich in architectural character, thoughtfully updated for contemporary living, and offering a wonderfully versatile layout that will adapt effortlessly to every stage of family life.



Step Outside

Outside, the gardens have been thoughtfully designed to be as practical as they are beautiful, providing a series of inviting spaces to relax, entertain and enjoy the peaceful rural surroundings.

To the front of the cottage, a tarmac driveway provides off-road parking for two or three vehicles, depending on their size, while additional on-street parking is readily available for visiting family and friends. A pathway wraps around the property, with gated access ensuring the principal garden remains safely enclosed, making it an ideal environment for young children and four-legged companions.

The main garden enjoys a desirable westerly aspect, perfectly positioned to capture the sun all day. Immediately outside both the sitting and dining rooms, a generous paved terrace creates a natural extension of the living accommodation, offering the perfect setting for alfresco dining or a chilled sunlounger with views across the garden. A sheltered seating area provides an equally appealing retreat, allowing you to enjoy the outdoors in comfort whatever the weather.

At the heart of the garden, a level lawn is beautifully framed by neatly maintained borders and raised beds, where an abundance of carefully chosen trees, flowering shrubs and herbaceous planting combine to deliver colour, texture and seasonal interest throughout the year.

At the far end of the garden, two further seating areas provide alternative places to pause and unwind, each enjoying a delightful perspective back towards the cottage across the garden. Whether following the sun throughout the day or seeking a quiet corner to read and relax, the garden offers a choice of peaceful retreats. A workshop provides excellent versatility, complete with power, lighting and an external water supply, making it equally suitable as a workshop, hobby space, secure storage or garden studio, subject to individual requirements.

To the north of the cottage, there is a row of fruit trees; two apple trees, alongside pear and plum trees, their canopy underplanted with ferns to embrace the shady setting. The gardens enjoy great privacy and are enhanced by open views across the neighbouring field, creating a wonderful sense of space and connection to the surrounding countryside, nature and changing seasons.

Beautifully established yet eminently usable, the gardens are every bit as inviting as the cottage itself; an attractive setting in which to entertain, garden, play or simply appreciate the peace and beauty of this super rural home.



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We landscaped and planted the garden. We absolutely love it; it's brought us great joy. With a westerly and southern aspect it gets the sun all day from about 11 am; we have several seating areas and can move around the garden either following the sun or seeking shade. The first sun is over by the workshop; we've a bench which is lovely in the morning for a coffee. By late afternoon it's at the back of the house, lovely for drinks and eating outside.

FURTHER INFORMATION

On the Road

Galgate	2.2 miles
Scorton	2.7 miles
Garstang	4.7 miles
Lancaster	5.8 miles
Preston	19.0 miles
Manchester	49.0 miles
Liverpool	54.6 miles

Transport links	
M6 J33	1.5 miles
Lancaster railway station	6.3 miles
Manchester airport	58.5 miles
Liverpool airport	63.5 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. Oil fired central heating from a Worcester boiler in the understairs cupboard capable of being controlled remotely via the SALUS App. Three multi fuel stoves (sitting room, dining room and kitchen).

Drainage to a water treatment plant, shared with the adjacent property High Abbey and located in the garden of High Abbey.

RING doorbell and security alarm.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

57 mins	Manchester (Picadilly)
2hr, 30mins	London (Euston)
2hr, 17mins	Edinburgh

Directions

what3words ///intervene.paves.chambers

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

Included in the sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as follows: Flavel electric oven (multi plate hob, two ovens, grill and warming drawer) with circulator fan over and CDA slimline temperature-controlled wine store.

Available by way of further negotiation are the free standing appliances: American style Kenwood fridge freezer, Hotpoint washing machine and Indesit tumble dryer.

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.

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.

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

Gym and spas - 3-1-5 fitness centre, Lancaster House Hotel, Barton Manor Hotel, Acresfield Health Club & Spa (Garstang), The Spa Hotel at Ribby Hall

Local cricket, football, tennis and rugby clubs in 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

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

Places to eat

Informal dining, cafes and pubs

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

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, The Print Room Café at The Storey and The Sun Hotel, all in Lancaster

Special occasions

Bay Horse Inn at Bay Horse

Lancaster House Hotel

Pye's Mill Hotel

Thurnham Hall Hotel and Country Club

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

Great walks nearby

Keen walkers, the owners tell there are lots of routes straight from the door; along Lancaster Canal, over to Glasson Dock, Garstang, Dolphinholme, Scorton or Wyresdale Hall. As a bonus, there are lovely cafes in the area, either as a destination or enroute. The area is surrounded by stunning countryside, much of it protected. Try Beacon Fell Country Park, the protected National Landscape of the Forest of Bowland or the National Parks of the Lake District and Yorkshire Dales.

If you prefer a coastal walk, try the Fylde coastline, the promenade at Morecambe or the protected National Landscape of Arnside& Silverdale.

Schools

Primary

Cockerham Parochial CoE Primary School

Dolphinholme CoE Primary School

Ellel St John the Evangelist 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

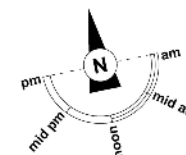
The Cottage, High Abbey, Bay Horse, Lancaster

Approximate Gross Internal Area

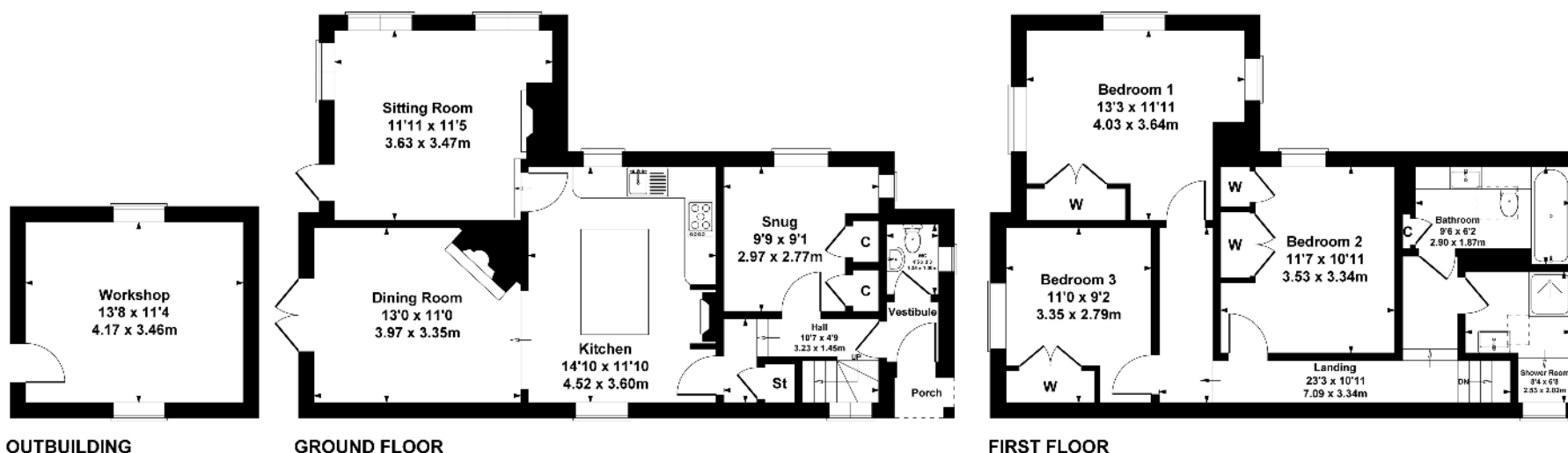
House : 1313 sq ft - 122 sq m

Outbuilding : 151 sq ft - 14 sq m

Total : 1464 sq ft - 136 sq m



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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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



FINE & COUNTRY

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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, 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

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