



Field House
Austwick | Lancaster | Lancashire | LA2 8DD

Welcome to Field House, Austwick, Lancaster, LA2 8DD

Set amidst the breathtaking landscape of the Yorkshire Dales, this exceptional Edwardian residence combines timeless elegance with contemporary luxury. Enjoying panoramic countryside views in every direction, the property offers the perfect balance of a rural setting and convenient access to the thriving market town of Settle, with Skipton and Leeds within easy reach by road or rail.

Beautifully remodelled and comprehensively renovated in 2025/26, the house retains an abundance of original character features while embracing the comforts of modern family living. High ceilings, tall windows and elegant proportions create wonderfully light and welcoming interiors throughout. Three impressive reception rooms provide versatile living and entertaining spaces, complemented by a stylish open-plan kitchen and dining area designed for contemporary lifestyles.

The accommodation includes five bedrooms, luxurious bath and shower rooms, all stylishly finished. Outside, mature gardens, lawns and open countryside create a private setting, while a detached double garage, extensive parking and useful stone outbuildings add practicality and versatility.

A rare opportunity to acquire a distinguished country home of remarkable charm, quality and presence in one of Yorkshire's most spectacular settings.



Location

Immersed in the Yorkshire Dales countryside it may be, isolated it is not. Whilst embracing a rural setting with fabulous 360 degree views, hop in the car and there is a good choice of places to eat out, local shops and amenities to be found in Settle, Ingleton and Kirkby Lonsdale with the larger towns of Skipton and Harrogate and city of Leeds providing the full range. Skipton and Leeds are both easy to reach by road, or by rail with a handy station at Giggleswick just over 3 miles away.

Settle is incredibly picturesque and unspoilt; it has a thriving community and is also popular with holiday makers. Much of the town is a Conservation Area, with many 17th and 18th-century buildings including over 70 Listed Buildings. The town offers a thriving range of independent shops, cafes, restaurants and traditional pubs. There are all the amenities essential to a busy community; health centre, dentists,

vets, schools, swimming pool, library, Post Office, professional services, petrol stations and a branch of Booths supermarket.

This is a fabulous location for exploring the great outdoors, whether on foot, cycle or horseback, there is a network of scenic footpaths and bridleways to explore across the distinctive limestone landscape.

Opportunities are further expanded by the proximity of the Lake District National Park (in just under 35 miles you can be standing on the shores of Lake Windermere), the protected National Landscape of the Forest of Bowland and combined coastal Arnsdale and Silverdale as well as the green and gently undulating Lune Valley.



Setting the scene

An impressive Edwardian detached residence commanding far-reaching panoramic views in all directions, this exceptional house has been sympathetically remodelled and extensively renovated to combine elegant period character with the comforts and conveniences demanded for modern living. Retaining a wealth of original architectural features, the property now offers beautifully appointed contemporary fittings, creating a home of both timeless charm and practical sophistication.

The comprehensive renovation work in 2025/6 included new wiring, plumbing and a central heating system. Structurally, the kitchen and dining room were opened and a multifuel stove installed. All windows were replaced with PVC along with new external and internal doors. Kitchen and sanitaryware fittings have been replaced and there are new floor coverings and lighting with redecoration throughout. Externally, a new private drainage system was installed, elevations were rendered and a roller shutter door added to the garage. Security measures have also been incorporated; external CCTV and an alarm.

Step inside

Internally, the generous proportions are immediately apparent, with high ceilings and tall windows the accommodation is flooded with natural light throughout. An entrance vestibule with original tiled flooring leads through a stunning stained-glass inner door with matching side panels into a particularly impressive wide reception hall, where the original tiled floor continues and sets the tone for the character and quality found throughout the house.

There are three elegant reception rooms, each offering its own distinct atmosphere. The beautifully proportioned sitting room features a striking square bay window and a dramatic oxblood and black marble feature mantelpiece, creating a refined focal point. The garden room enjoys direct access outside, while the dining room, complete with multi-fuel stove and square bay window, has been opened into the kitchen to create a wonderfully sociable and family-friendly living space that's ideal for entertaining.

The contemporary kitchen is stylishly fitted with sleek cabinetry and integrated appliances, perfectly balancing practicality with modern design. Completing the ground floor accommodation are a well-appointed shower room and rear hall, while stone steps descend to a useful cellar room retaining original stone benches.

A staircase rises to the impressive first-floor landing, a substantial circulation space that is a room in its own right. The property offers five bedrooms comprising four generous double bedrooms and a particularly spacious single room. The principal bedroom benefits from a luxurious en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. The bathroom and both shower rooms have all been individually designed with streamlined contemporary fittings and high-quality finishes, each adding a touch of luxury to your day.

This is a rare opportunity to acquire a distinguished Edwardian home of considerable character and presence, thoughtfully updated to provide exceptional family accommodation in a truly spectacular setting. For those seeking the charm of a period home, that's up to date in appointment and aesthetic, this is a turn key solution.









Step outside

Field House is approached via a driveway leading from the road to a generous parking and turning area situated at the rear, providing ample space for several vehicles. A detached double garage offers additional secure parking and storage.

Enhancing the versatility of the outdoor space is a charming row of red brick and slate-built outhouses, ideal for use as workshops, hobby rooms or further practical storage.

The gardens are informally landscaped with lawns, mature trees and established planting creating a private setting. Bordering open fields, the grounds enjoy delightful open aspects and far-reaching views, perfectly complementing the elevated position of the house.

To the front, the formal fore-garden is enclosed by a traditional stone wall with a central pedestrian gate opening onto a pathway leading to the front door, providing an elegant approach befitting this distinguished Edwardian home.

Land available

There may be an opportunity to acquire adjoining grazing land (up to c.8.87 acres) by separate negotiation, should a purchaser require it.



Field House

Approximate Gross Internal Area

House : 2616 sq ft - 243 sq m

Garage : 431 sq ft - 40 sq m

Outbuildings : 377 sq ft - 35 sq m

Total : 3424 sq ft - 318 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.

Produced by Lens Media Ltd. 2025



FURTHER INFORMATION

On the Road

On the road

Austwick	1.1 miles
Settle	3.7 miles
Ingleton	7.0 miles
Kirkby Lonsdale	13.4 miles
Skipton	18.6 miles
Harrogate	40.1 miles
Leeds	45 miles

Transport links

M6 J36	19 miles
M6 J34 southbound	20.7 miles
Giggleswick railway station	3.2 miles
Lancaster railway station	22.8 miles
Oxenholme railway station	24 miles
Leeds Bradford airport	37.6 miles
Manchester airport	68.1 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.

Included in the Sale

Fitted carpets, light fittings and domestic appliances as follows: Double oven, induction hob, fan (all Bosch), Fridgemaster fridge freezer and a Hotpoint dishwasher.

Guide price £750,000

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 are stations at Giggleswick and Clapham on the Bentham Line, which runs between Leeds and Morecambe via Skipton.



Mobile and Broadband

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 an external boiler.

Drainage to a sole use system located within the boundary.

North Yorkshire Council – Council Tax band G
Tenure – Freehold

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.

Directions

what3words [panther.parent.couriers](https://www.what3words.com/)
Download the what3words App or go online for directions straight to the property.

Schools

Primary

Austwick CoE VA Primary School
Settle CoE Primary School
Giggleswick Preparatory School (independent)
Sedbergh Preparatory School, Casterton (independent)

Secondary

Settle College
Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Giggleswick School (independent)
Sedbergh School (independent)

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Colleges: Craven, Kendal, Lancaster and Morecambe

Sport and Recreation

There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.

- * BMX Pump Track, Ingleton
- * Gyms at Ingleton, Cowan Bridge and Kirkby Lonsdale
- * Swimming - Settle Area Swimming Pool and at the outdoor pool in Ingleton during the warmer months
- * Greenhall Riding Centre, Tatham - livery and school
- * Golf clubs - Giggleswick, Bentham, Casterton, Kirkby Lonsdale, Lancaster and two in Kendal

Places to Eat

Informal dining, cafes and pubs

- * Rind at Courtyard Dairy (a nationally renowned artisan cheese shop) near Settle
- * The Game Cock, Austwick
- * The Old Saw Mill, Clapham
- * The Nettle, the café at Car & Kitchen lifestyle shop, The Golden Lion and Rosa & Matteo's Italian Restaurant, all in Settle
- * La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest (café, farm shop and deli) amongst many others at Ingleton
- * There is a wide choice in Kirkby Lonsdale, including The Royal Hotel, The Sun Inn and The Milking Parlour (artisan ice cream)

Special occasions

The Traddock in Austwick, No.9 in Kirkby Lonsdale and over 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).

Places to Visit

- * Victoria Hall (Grade II) in Settle, the world's oldest music hall
- * Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal
- * White Scar Cave, Ingleton - the longest show cave in England
- * Historic houses open to the public - Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall

Great Walks Nearby

The inspirational Yorkshire Dales National Park offers excellent walking opportunities for all ages and abilities with undulating fells, valleys and picturesque villages to explore. If you fancy a challenge then there are Yorkshire's famous Three Peaks to conquer; Ingleborough, Wharfedale and Pen-y-ghent.

The Ingleborough Estate Nature Trail from Clapham is a lovely route and the gateway to the country's finest limestone scenery, including Ingleborough Cave, Trow Gill gorge, Gaping Gill pothole, Norber Erratics, Limestone Pavements and ultimately the summit of Ingleborough. Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in Ingleton. The trail leads through wonderful woodland and passes some of the most spectacular waterfall scenery (seven in total).

On top of this, the protected National Landscapes of the Lake District National Park and the Forest of Bowland are easily accessible for day trips and provide considerable opportunities for rambles, walks and hikes. The North Lancashire and Cumbrian coastlines are also reachable by car if you fancy a spot of sea air.

Follow Fine & Country on



Fine & Country Lancaster
19 Castle Hill, Lancaster, Lancashire, LA1 1YN
01524 380560 | sales@fineandcountry-lakes.co.uk

