



Quernmore House Littledale Road  
Quernmore  
Lancaster  
LA2 9EN









A quite magnificent residence with 4.55 acres of land and some of the most breathtaking views possible to see, in a highly desirable Lancastrian hamlet. Built circa 1850 Quernmore House, an iconic address in the village of Quernmore boasts four bedroom primary accommodation with a two bed adjoining annex and a separate two storey office building. Requiring a program of refurbishment but with planning permission in for a vast extension, it offers the size, space and plot to be the perfect blank canvas for a buyer to create their very own piece of homely tranquility. The substantial land parcel is perfectly complemented by the views towards Clougha Pike. Read on for more details..



## The accommodation..

This exquisite home really does offer flexibility and versatility to suit a wide range of circumstances. The main body of the property boasts a spacious lounge with adjoining conservatory. The ground floor is completed by the sitting room and dining kitchen. On the first floor are four well proportioned bedrooms and the family bathroom. The adjoining annexe hosts a further lounge with a kitchen diner and utility room on the ground floor and two further bedrooms plus a bathroom on the first floor. on site is also a two storey office block which is currently set up as two office spaces with two reception rooms, a kitchen a bathroom and a bedroom. Wow!

## Let's look outside

This tranquil haven proudly sits within a plot of approximately 4.55 acres of pasture land. There are mature garden, a car port and ample parking for a huge number of cars and vehicles.

## The location

The hamlet of Quernmore is a village and civil parish in the city of Lancaster and sits within the Forest of Bowland Area of Outstanding Natural Beauty. The Methodist chapel lies at the heart of the community but is smaller than St Peter's, the Church of England church which lies isolated next to Quernmore Primary School. Quernmore is around three miles from the bustling city of Lancaster and the wealth of amenities on offer and is within easy reach of the University of Lancaster, the Royal Lancaster Infirmary and Williamson Park and the Ashton Memorial. For the commuting professional both junctions 33 and 34 are easily accessible and there are some stunning countryside walks available both in Quernmore and the neighbouring villages in the Lune Valley and the Trough of Bowland.

## Planning Permission

Planning permission granted in 2023 permitted: 23/00904/FUL.

Change of use of two dwellings (C3) and office (use class E) into one dwelling (C3) including demolition of conservatory and porch, erection of a two storey side extension, construction of a raised roof, installation of rooflights to the front and rear, conversion of detached building to create two storey ancillary accommodation, erection of detached garage, alterations to land levels, installation of sewage treatment plant, ground source heating system, creation of associated access and parking area.







## The situation

The property is available with no onward chain and full vacant possession.

## Services

The property has oil fired central heating,

electricity, mains water and septic tank. B4RN broadband is available within the village.

## Tenure

The property is Freehold with title number LA851995

## Council Tax

Band G via Lancaster City Council.

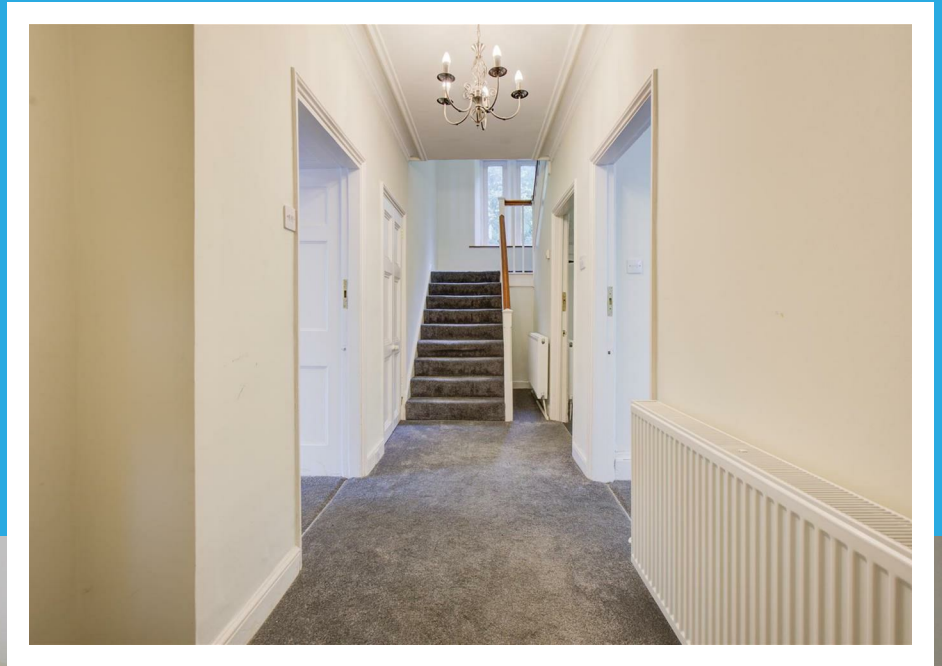
## Viewings

Strictly by appointment with Houseclub Estate Agents.



# Energy Performance Certificate

Available online - feel free to contact our office with any additional enquiries.



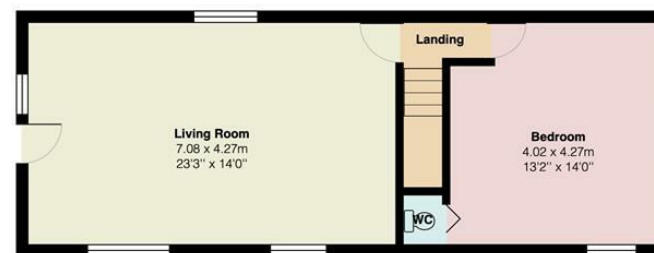
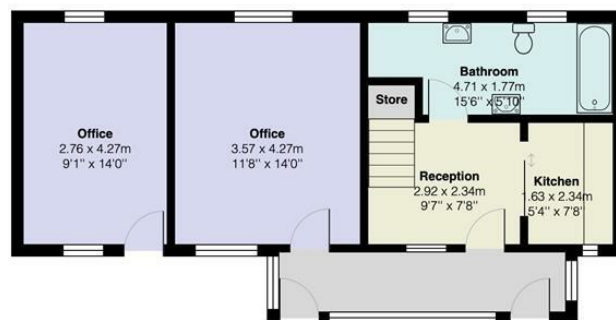












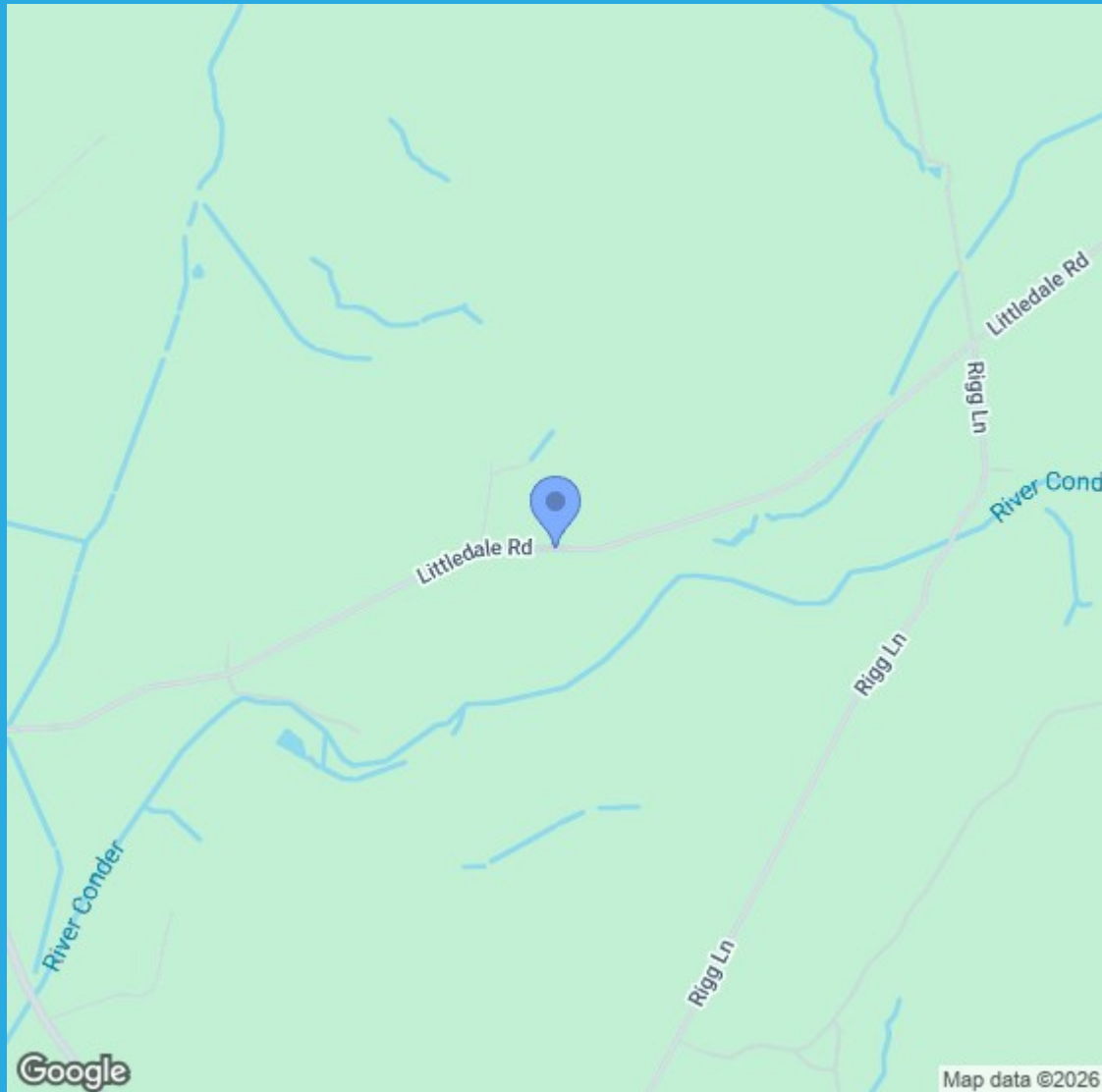






## Directions

From Lancaster city centre follow the one way system before taking a left turn onto Moorgate. At the top of Moorgate take a left hand turn on to Quernmore Road. Follow this road towards Caton and Quernmore until you can take a right turn on to Postern Gate Road. Littledale Road is a turn off this road and Quernmore House is identifiable upon approach.





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