



North Tilery Cottage Quernmore  
Lancaster  
Lancashire  
LA2 9EW



FOR SALE

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Located in the middle of the stunning countryside of Quernmore, North Tilery Cottage is a beautifully renovated and thoughtfully extended four-bedroom family home, blending timeless character with high-quality modern living. Originally a three-bedroom cottage, it has been transformed into a substantial and versatile residence while carefully preserving its warmth, charm and rural appeal.

Inside, the home offers a welcoming lounge with exposed beams and a feature fireplace, alongside a stunning newly installed kitchen/diner designed as the true heart of the home. A second reception room provides additional flexibility for family life. Upstairs, four generous double bedrooms include a striking Master bedroom with woodland views and ensuite, an additional ensuite bedroom, and a stylishly appointed family bathroom.

Occupying approximately 0.34 acres, the property enjoys a private and picturesque setting with ample driveway parking, a detached garage, expansive lawned gardens and its own stretch of woodland. A superb summer house, currently styled as a fully functioning bar, creates a standout entertaining space with power, lighting and a covered veranda.

Offering an exceptional balance of countryside tranquillity and convenience, just a short drive from Lancaster city centre, North Tilery Cottage is a home of character, comfort and individuality, perfectly suited to growing families seeking space, privacy and a truly special rural lifestyle.

## Inside The Home

Located in the idyllic countryside of Quernmore, North Tilery Cottage is a home that immediately feels special. Surrounded by rolling hills and open skies, its setting is every bit as beautiful as its interiors. Lovingly renovated and thoughtfully extended by the current owners, the cottage has evolved from a three-bedroom dwelling into a substantial four-bedroom family home, while retaining all the warmth and character you would hope for in a rural retreat.

Entry is via an open porch and into a welcoming hallway that sets the tone for what lies beyond. There is a downstairs WC and useful understairs storage, blending practicality with charm. The space feels calm and inviting, with natural textures and a softness to the décor that reflects the countryside setting. To the left, the lounge is a wonderfully cosy yet generously sized room. Multiple windows, dressed with classic plantation shutters, allow light to pour in while maintaining privacy and a beautiful cottage feel. Exposed wooden beams and timber accents add depth and warmth, while the fireplace forms a natural focal point, the perfect spot to gather on winter evenings. A discreet storage cupboard keeps everyday items neatly tucked away, preserving the room's peaceful atmosphere. From the hallway, double doors open into the heart of the home, the kitchen/diner. Installed as part of the renovation, this space has been designed for real family living. Large windows frame leafy views and draw the outside in, creating a bright yet homely environment. There is ample room for a substantial dining table, or a cosy sofa making it ideal for everything from relaxed breakfasts to lively celebrations. The kitchen flows seamlessly into a second reception room, currently used as a dining room, offering flexibility as a snug, playroom or additional sitting room if desired. This room also provides access to the garden, along with two invaluable storage cupboards, one of which discreetly houses laundry facilities.

Upstairs, the first-floor landing is light-filled thanks to a well-placed skylight, and connects each room with an easy, natural flow. The extension has created a striking master bedroom, a peaceful retreat with impressive triangular windows that frame views across the garden and the adjoining woodland included within the grounds. It is a room that feels both unique and restful, enhanced by its own beautifully finished ensuite. The remaining three bedrooms are all comfortable doubles, each thoughtfully decorated and generous in proportion. One enjoys its own modern ensuite with a double shower, making it ideal for guests or older children. The family bathroom has been renovated with personality and style, featuring a statement bath, twin sinks, WC and a skylight above, allowing natural light to soften the space throughout the day.

Throughout the cottage, careful attention has been paid to storage and layout, ensuring the home works effortlessly for family life while never compromising on charm. Every room feels considered, warm and immaculately presented. North Tilery Cottage offers a rare blend of character, comfort and individuality. It is a home full of heart, perfect for a growing family seeking the peace of rural living, yet only a ten-minute drive from the centre of Lancaster. Here, countryside calm and everyday convenience sit comfortably side by side.

## Let's Take A Closer Look At The Area

Quernmore is close to the city of Lancaster and sits within the Forest of Bowland Area of Outstanding Natural Beauty. 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.





## Let's Step Outside

Externally, North Tilery Cottage is just as impressive as the accommodation within, occupying a generous plot of approximately 0.34 acres and enjoying a wonderfully private, rural backdrop. A substantial driveway provides parking for up to five vehicles, ideal for a busy household or visiting guests and leads to a detached garage complete with power and water supply, offering excellent practicality for storage, hobbies or workshop

use. One of the true highlights of the grounds is the superb summer house. Currently styled as a fully functioning bar, complete with electricity and wiring for a television, it has been transformed into the ultimate entertaining space, a perfect "man cave" or equally an additional retreat for the whole family to enjoy. With a covered veranda to the front and lighting, it's a space made for long summer evenings, relaxed drinks with friends, and hosting memorable gatherings whatever the occasion. The garden itself is mainly laid to lawn, providing an exceptional area for

children to play freely and safely. To the rear of the garden, a private stretch of woodland, included within the title creates a magical natural backdrop and a real sense of escape. There is also a dedicated wood store and a septic tank system in place, in keeping with the home's countryside setting.

Altogether, the outside space offers versatility, privacy and a wonderful lifestyle opportunity blending practical features with areas designed purely for enjoyment. It's a setting that truly

embraces outdoor living, surrounded by nature and with ample room for both entertaining and everyday family life.

## Services

The property is fitted with a modern gas central heating, and has mains electric, LPG, mains water and a Klargestor Treatment plant.

## Tenure

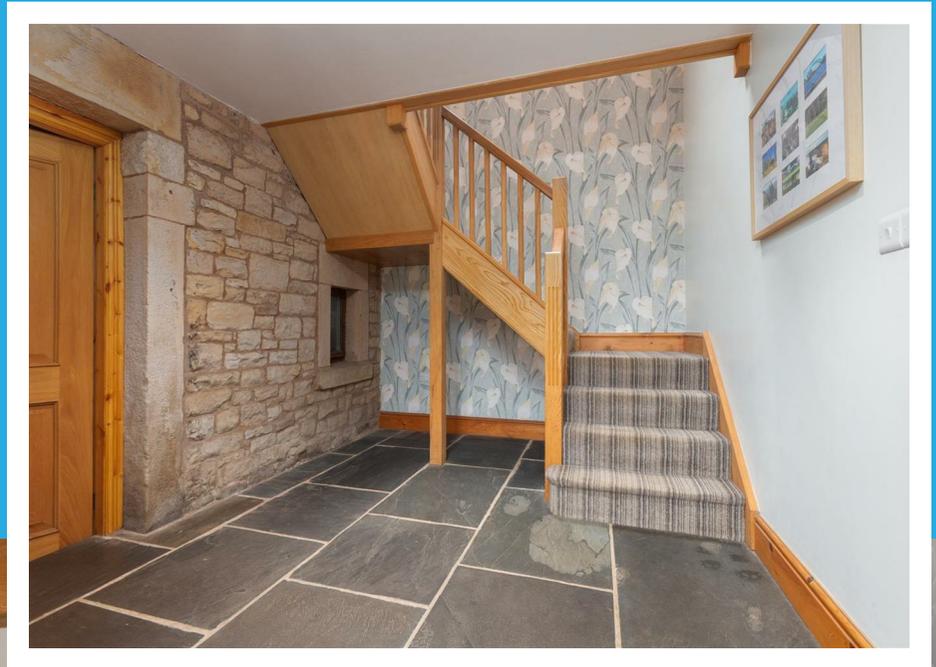
The property is Freehold. Title number: LAN42128

## Viewings

This home is Band C under Lancaster City Council.

## Energy Performance Certificate

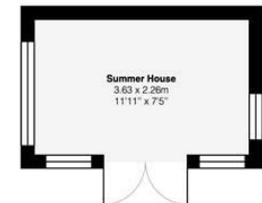
View online or for more information contact our office for details.





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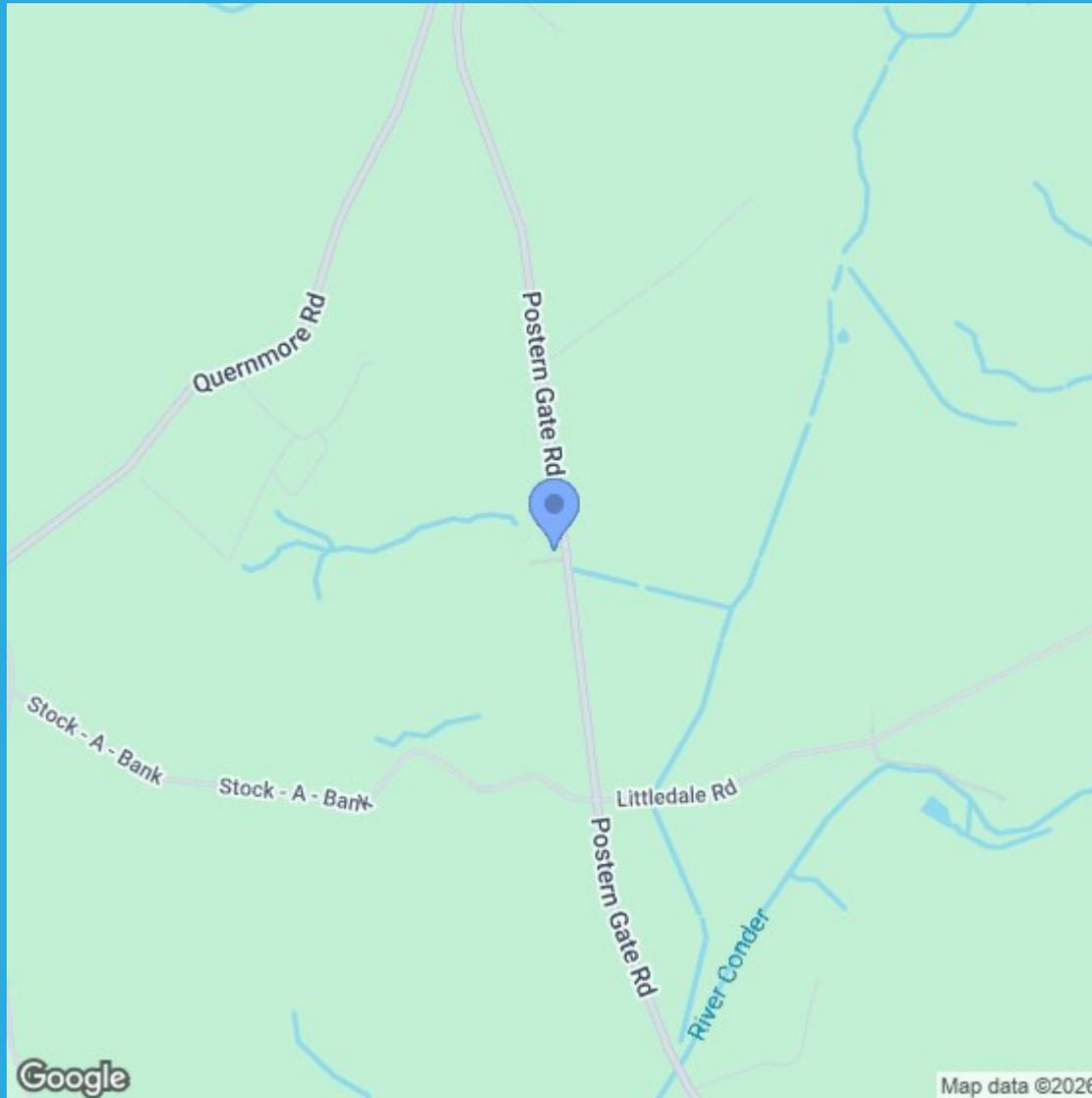






# Directions

Starting from Williamson's Park, Lancaster drive past Lancaster Leisure Park which will be on your right, head up Wyresdale Road, continue for approximately three miles. Turn left onto Newlands Road, continue onto Quernmore Road take a sharp right onto Postern Gate Road, travel along Postern Gate Road and you'll find North Tilery Cottage located on the right.



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