

Ratcliffe Wharf Lane, Forton, Preston, PR3 0AN

Offers Over £1,000,000





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4 Bedrooms | 2 Bathrooms | 0.6 acre OTA

- Gorgeous character stone built home set in incredible gardens and grounds
- Superb canal side rural position including mooring
- 3 reception rooms, 4 bedrooms, 2 bathrooms
- Spacious driveway, double garage with games room/gym
- Good access to the main road and motorway network, with Garstang just 4 miles away and Lancaster 8 miles





A property that makes a lasting impression and with a big heart, this distinctive stone-built home has both timeless character and exceptional gardens combining the charm of traditional stone architecture with beautifully presented surroundings. With its own mooring on the canal and a superb rural setting, this home gives the owners a wonderful place to enjoy the rural lifestyle that could be yours in this very spot. The well proportioned accommodation includes 3 reception rooms, 4 bedrooms & 2 bathrooms, Set within meticulously landscaped gardens, this handsome property offers a wonderful sense of privacy and tranquillity, with mature trees, colourful planting and sweeping lawns creating an idyllic backdrop. The attractive stone elevations, slate roof and characterful detailing give the property considerable charm, whilst the thoughtfully arranged outdoor spaces provide a superb setting for entertaining, relaxing and enjoying the changing seasons. A generous driveway creates an impressive approach, leading to the main residence and a complementary detached outbuilding which includes garaging and a gym/games room giving some annex potential (subject to gaining any necessary consents) . The beautifully established gardens frame all sides.

Impressive double steel electric gates, are positioned in stone pillars and open to reveal a spacious driveway ahead of the double garage and front door. Enjoying a sense of arrival to this attractive home, it is clear to see that you are arriving at a home of substance set in remarkable gardens. The front door opens into the welcoming entrance hall which has doors off to the various ground floor rooms with a WC centrally located. The entrance hall also has a glazed door to the rear patio and a picture window over looking the rear gardens. The staircase also gives a focal point to the hall space.

A glazed door opens into the lounge where views of both the front and rear gardens can be enjoyed. A dual sided multifuel stove is shared with the sitting room space which also enjoys views over those gorgeous gardens.





A staircase rises from the lounge up to a first floor space that is currently used as a snug, but could be used to suit the buyer. This charming space has a sliding door to the balcony which overlooks the gardens and grounds and has an exposed stone chimney with a multifuel stove giving a lovely cosy feel to this room

The living kitchen has views to the front, side and rear of the property with a range of kitchen units and central island with a sociable breakfast bar. Integrated appliances include 2 x sink, undercounter fridge freezer, dishwasher and a range cooker with overhead extractor.









The staircase rises to the first floor landing where there is a picture window to the rear gardens.

There are 4 bedrooms in total The principal bedroom enjoys views over the gardens and includes fitted furniture along with a shower ensuite. The 4th bedroom is currently used as a dressing room to the principal bedroom but could be altered to be used as a bedroom.

Bedroom 2 and 3 have views to the gardens, with bedroom 3 having fitted wardrobes.











The double garage has tiled floors, electric up and over doors, an EV point and useable further storage on the first floor above. There is a handy WC in the garage. The gym/games room is adjacent with a range of cabinets. The multi level garage and gym gives the property further potential to create additional accommodation subject to gaining any necessary consents. An additional wood store is found externally.

The grounds are a particular highlight, with meandering pathways, carefully curated borders and an array of ornamental trees and shrubs creating distinct areas to enjoy. From peaceful moments in the summer house to gatherings with family and friends, the setting offers a wonderful balance of elegance and practicality. Adjacent to the Lancaster canal, the property comes with a mooring – a fantastic place for those who would enjoy time on the canal whether it be on or next to the water.

Location

This beautiful property enjoys a superb semi-rural setting on Ratcliffe Wharf Lane, in the Lancashire village of Forton, combining the tranquillity of the surrounding countryside with excellent accessibility.

Situated overlooking the Lancaster Canal, the area is particularly appealing to those who enjoy outdoor pursuits, with waterside walks, cycling routes and the beautiful Lancashire countryside close at hand. The nearby market town of Garstang offers an excellent range of amenities, including independent shops, supermarkets, cafés, restaurants and everyday services, whilst the historic city of Lancaster provides a wider selection of shopping, leisure and cultural facilities. The neighbouring village of Scorton is also within easy reach, renowned for its attractive village atmosphere and access to scenic countryside walks.

For commuters, the property is conveniently positioned for access to the A6 and Junction 33 of the M6, providing connections towards Preston, Lancaster and the wider motorway network. Rail services are available from Lancaster, offering further connectivity for longer journeys.





General Remarks

Services: The property has the benefit of mains water, mains electricity. Foul sewage is via a water treatment plant. Heating is by way of a Biowin 2 Windhager pellet boiler. Water is heated via solar power.

Parking allocated and number of spaces : Double garage, driveway for parking of multiple vehicles. EV charger

Construction Type : Block & Stone with slate roof

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is not listed.

Easement, and Wayleaves or Rights of Way : There is a right of access over the first section of drive to the adjoining parking facility for the Canal & River Trust.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Openreach is available in the area. EE may be available.
Mobile signal: EE, Three, Vodafone and 02 are available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4m.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax Band :** G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : connects.heckler.manual

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

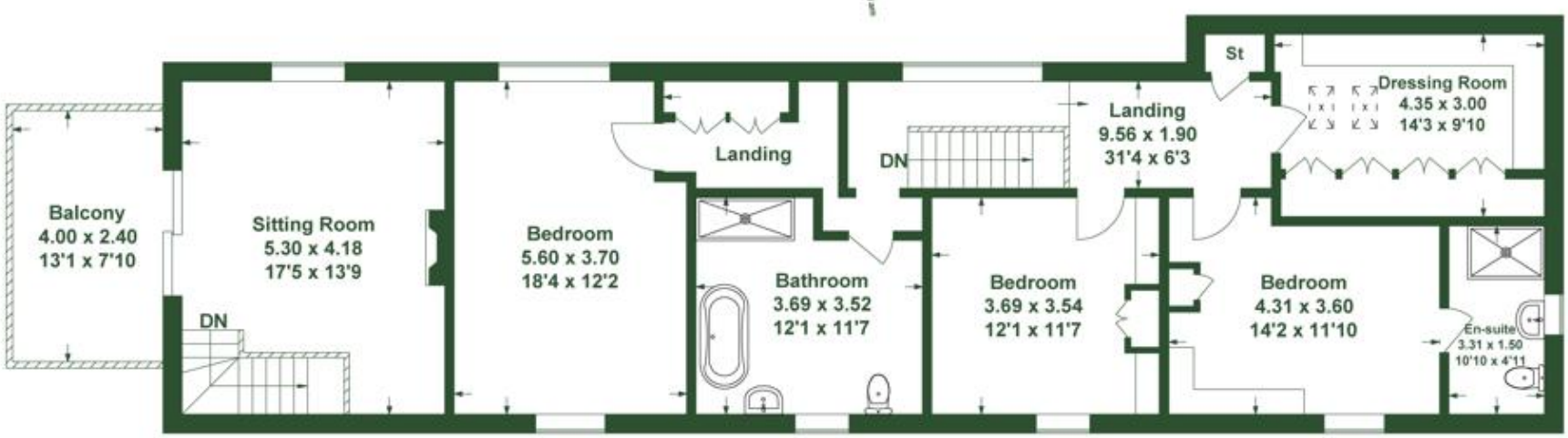
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : October 2026

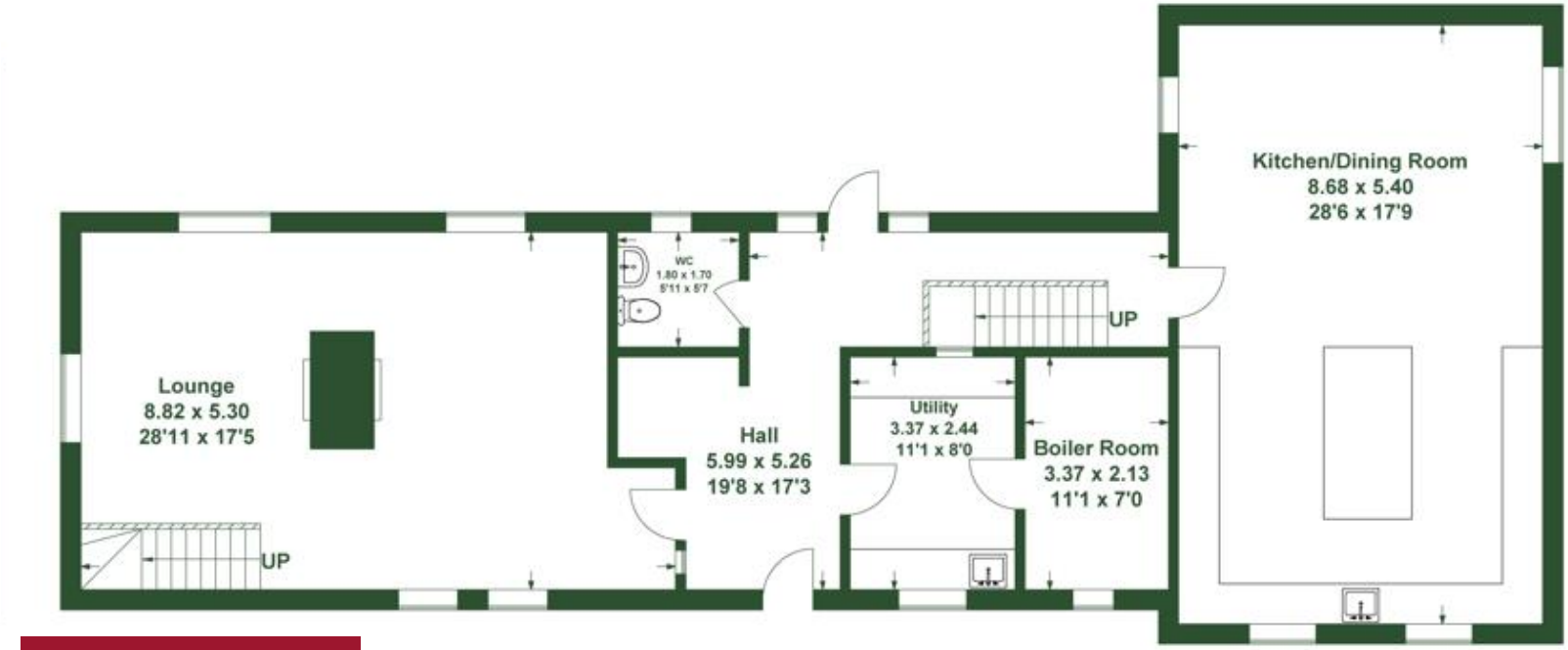
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 253.19 sq m / 2725 sq ft
Garage Floor Area : 107.14 sq m / 1153 sq ft
Total : 360.33 sq m / 3878 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

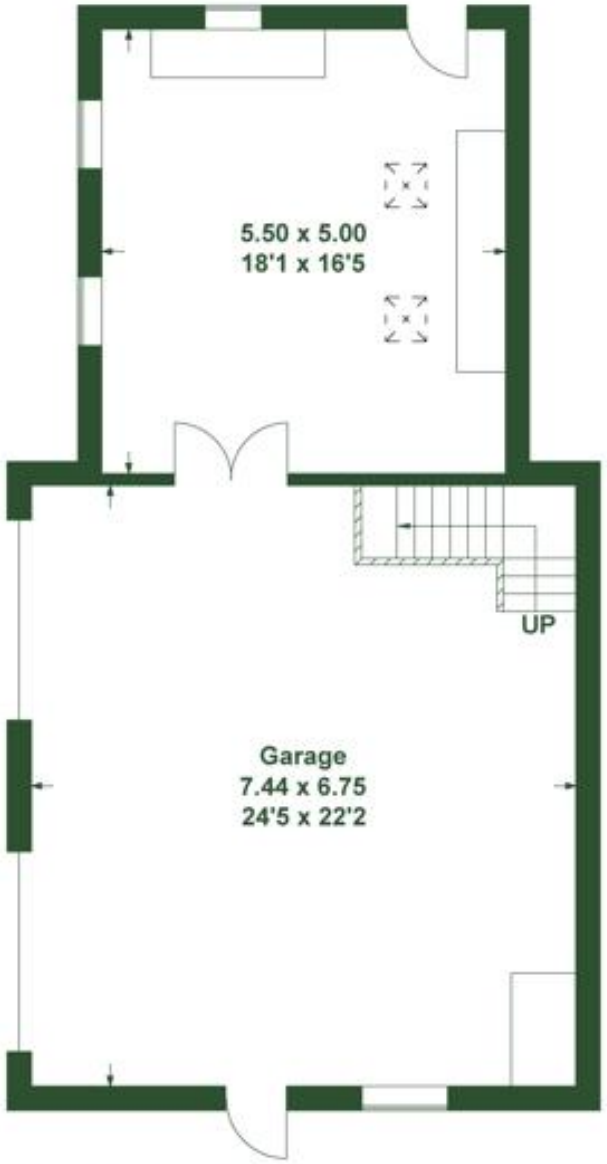


First Floor

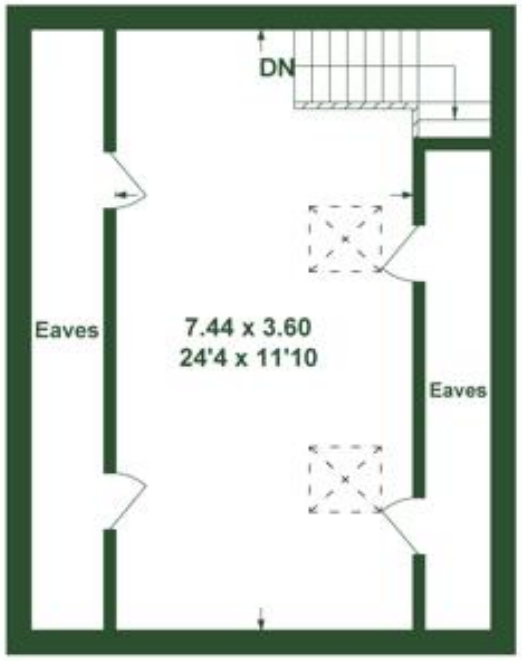


Ground Floor

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and orientation are approximate.
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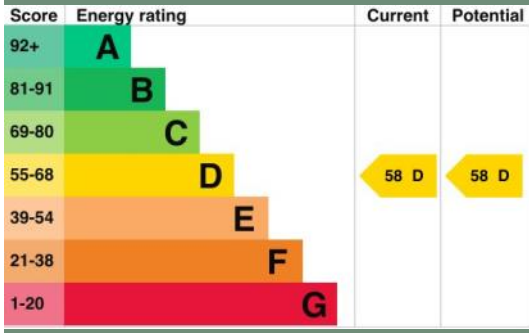
Ground Floor Garage



First Floor Garage

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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