

Hest Bank, Lancaster, Lancashire, LA2 6BS

Guide Price £2,950,000



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5/6 Bedrooms

7 Bathrooms

- Outstanding residence of significant proportions
- Finished with exceptional quality and detailing
- Superb range of leisure facilities
- Substantial garaging and courtyard parking area
- Imposing entrance and establish grounds
- Excellent accessibility and connectivity





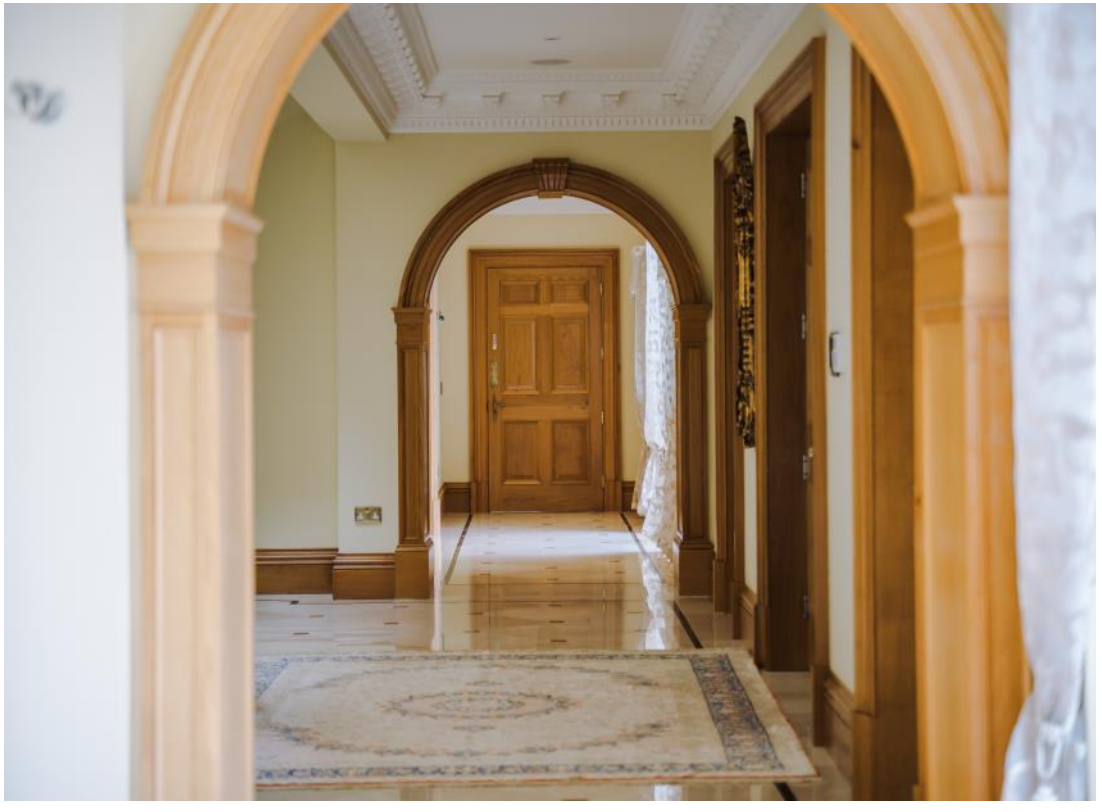
"An exceptional residence where architectural grandeur, bespoke craftsmanship and luxurious leisure facilities come together."

Barton Manor is a truly outstanding residence of remarkable proportions, displaying exquisite craftsmanship and exceptional attention to detail throughout. Occupying an established setting within the desirable village of Hest Bank, this magnificent stone-built home combines the grandeur of a substantial country residence with the convenience of excellent accessibility.

Extending to 10,792 sqft of principal accommodation, with an additional 1,994 sq ft of garaging and ancillary accommodation, Barton Manor offers an astonishing overall footprint being an impressive statement of space and exclusivity.

Offering an extraordinary balance of sophisticated entertaining, spacious family accommodation, personal wellness and practical convenience, Barton Manor is a home created for those who appreciate quality without compromise.





At the heart of the property is the exceptional quality of its interior craftsmanship. Extensive bespoke oak joinery and kitchen cabinetry by the internationally renowned Clive Christian bring a level of timeless elegance and refinement. The accommodation is both substantial and versatile, offering five generously proportioned bedroom suites, with the potential to utilise the impressive study as a sixth bedroom if required. Magnificent reception rooms provide the perfect setting for entertaining, whilst the extensive leisure facilities, including an indoor swimming pool, hot tub, sauna, steam room, snooker room, games room and dedicated entertainment spaces, create a private lifestyle retreat.

Barton Manor is without doubt a property of considerable individuality, designed not simply for living, but for enjoying life to the fullest.





INSIDE

An imposing stone façade, with thoughtfully balanced architectural features and traditional detailing, establishes an immediate impression of grandeur. The property is approached through an attractive gated entrance opening into an expansive, beautifully presented courtyard, where carefully arranged planting, ornamental features and a central fountain create a welcoming arrival. The symmetrical composition reflects the exceptional standards throughout the property.

The magnificent reception hall is undoubtedly one of Barton Manor's defining features.

A dramatic double-height space, complemented by sweeping, curved staircases, create a breath-taking centrepiece. Beautifully crafted oak balustrades and intricate wrought-iron detailing provide a sense of timeless elegance, whilst a striking stone flooring, incorporating an elaborate compass-style central motif, shows the meticulous attention to detail.





The principal lounge is a room of truly outstanding proportions, designed to accommodate both formal entertaining and more relaxed family occasions. Its generous dimensions provide flexibility for a choice of seating arrangements, whilst the architectural form creates a wonderfully impressive reception space.

For those who enjoy entertaining, the substantial formal dining room provides a magnificent setting for dinner parties, celebrations and special occasions. Beautifully proportioned and conveniently positioned adjoining the principal living areas, this exceptional room offers ample space for impressive dining.

At the heart of Barton Manor lies an extraordinary kitchen and family living space. The spectacular bespoke kitchen by Clive Christian is a picture of luxury design. Richly finished oak cabinetry, ornate architectural mouldings, beautifully detailed columns and an imposing cooking surround create a kitchen of exceptional character.





The craftsmanship extends beyond the cabinetry itself, with beautifully integrated storage, carefully considered detailing and extensive work surfaces combining to create a space which is both visually striking and highly practical.

A substantial central island provides an impressive focal point, ideal for informal dining, food preparation and social occasions.

The kitchen opens into a generous family living area, offering a more relaxed setting for everyday life. Natural light, attractive outlooks and the wonderful sense of space create a room in which family and friends will naturally gather.

This is much more than a kitchen. It is a magnificent living space designed to form the heart of the home.

Continuing the entertaining accommodation is a dedicated snooker room, providing an outstanding recreational space within the main residence. Again of substantial proportions, the room offers an inviting setting for social occasions and relaxed evenings with family and friends. A dedicated bar area complements the room, creating a superb environment for entertaining guests.





LUXURIOUS BEDROOM SUITES

The first-floor accommodation continues the theme of exceptional proportions and magnificent craftsmanship, offering five substantial bedrooms, each benefiting from its own en-suite facilities designed with both grandeur and comfort in mind.

The first-floor study offers excellent flexibility and, subject to individual requirements, could be utilised as a sixth bedroom, additional guest accommodation or an impressive home office.

The overall arrangement makes Barton Manor particularly well suited to larger families, multigenerational living or those who regularly welcome guests.







EXCEPTIONAL PRIVATE LEISURE COMPLEX

The dedicated indoor swimming pool complex provides a spectacular environment for recreation, exercise and relaxation, allowing owners to enjoy the benefits of a private leisure club within their own home.

The impressive pool hall offers a substantial swimming pool, together with a dedicated hot tub. Complementing the swimming pool are a dedicated sauna and steam room, together with associated changing, shower and WC facilities.







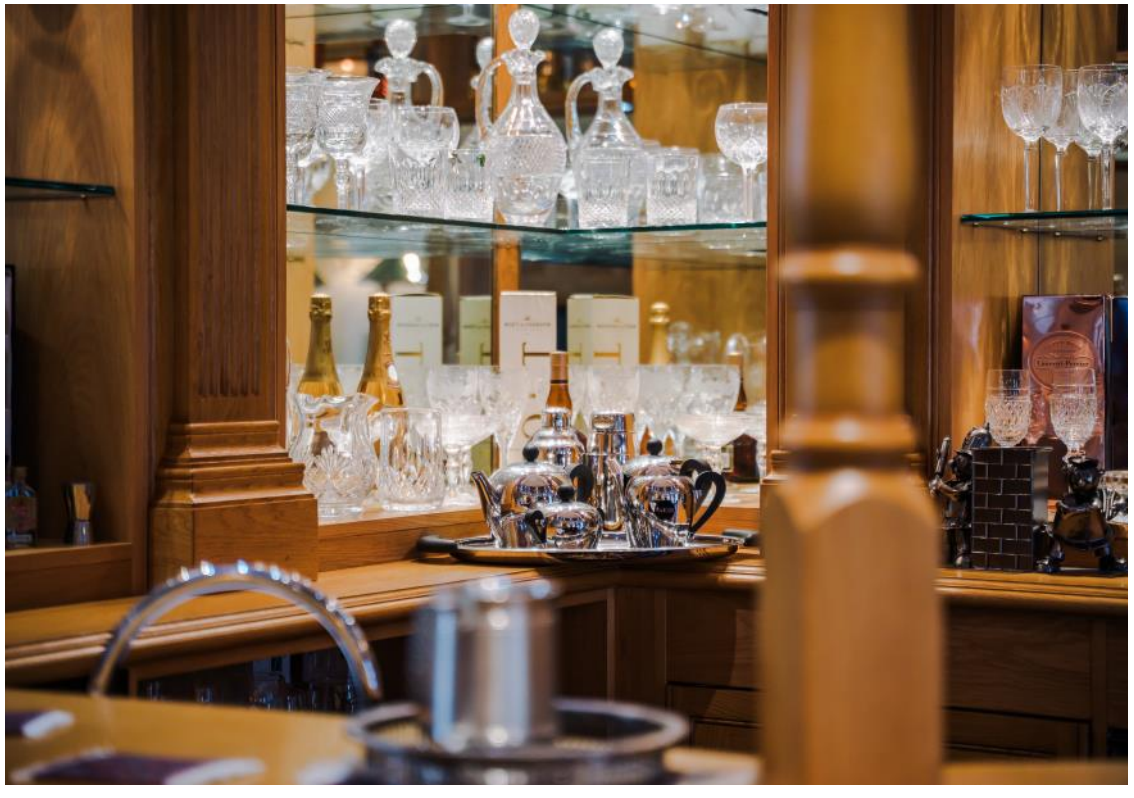
GAMES ROOM AND AUDIOVISUAL ROOM

The recreational accommodation extends beyond the main residence to include additional dedicated entertainment spaces within the ancillary accommodation.

A substantial games room offers excellent versatility, providing opportunities for a range of recreational activities, whilst the dedicated audio-visual room creates an ideal setting for a cinema room or media lounge.

Together with the magnificent snooker room and bar within the main house, these facilities provide an outstanding collection of leisure and entertainment spaces, perfectly suited to both family life and larger social gatherings.









GARAGING AND ANCILLARY ACCOMMODATION

Barton Manor benefits from exceptionally generous garaging and ancillary accommodation, extending to approximately 1,994 sq ft

The substantial garage provides generous space for the secure storage of vehicles and associated equipment, an attractive feature for motoring enthusiasts.

Additional accommodation includes storage areas, plant facilities and utilities areas, all offering practical spaces. These ensure that functionality is delivered without compromising the features of the main residence.

The outside spaces provide a suitably impressive setting for this exceptional home. The attractive entrance courtyard creates a wonderful first impression, with substantial paved areas, an ornamental central water feature, formal planting and established boundary treatments combining to create a sense of exclusivity.

The impressive principal façade provides a dramatic backdrop to the courtyard, whilst the surrounding mature trees and lawned gardens and landscaping contribute to the property's established character.

The property enjoys a distinctive balance between architectural presence, privacy and accessibility, with an attractive village setting that adds considerably to its appeal.





LOCATION

Set within a sought-after village location combining a distinctive residential setting with outstanding regional connectivity. Barton Manor occupies an attractive position within Hest Bank, a well-regarded village situated to the north of Lancaster and close to the picturesque Morecambe Bay coastline.

The location provides a desirable balance between village living and everyday convenience, with access to local amenities and the broader facilities of nearby Lancaster and Morecambe. Lancaster offers an excellent range of shopping, restaurants and professional services, together with mainline railway connections on the West Coast Main Line, providing an additional transport option for business and leisure travel to London, Manchester and Glasgow.

For those who enjoy the outdoors, the surrounding area offers a wealth of recreational opportunities, from coastal walks and cycling to exploring the magnificent landscapes of the Lake District National Park and Yorkshire Dales.

The nearby M6 motorway provides convenient connections north towards the Lake District and Scotland, and south towards Preston, Manchester and the wider motorway network.

This combination of a distinctive residential setting and excellent transport connections makes Barton Manor particularly appealing to purchasers who wish to enjoy an exceptional home without compromising on connectivity.

General Remarks

Services : Mains electricity, mains gas, mains water, mains drainage and gas central heating.

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.

Parking : Onsite for several vehicles, and within garaging.

Construction Type : Detached stone under slate roof.

Local Authority : Lancaster City Council **Council Tax :** Band H

Restrictive Covenants : None as far as we are aware.

Conservation Area : None.

Listed Building : None.

Broadband : Available.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : The property is listed as being at very low risk of flooding.

Planning Consents affecting the property : None so far as we are aware.

Unimplemented Planning Consents : None known.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993. }. 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

Title & Tenure : Freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

What3Words : ///lush.appraised.earliest

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

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.

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.

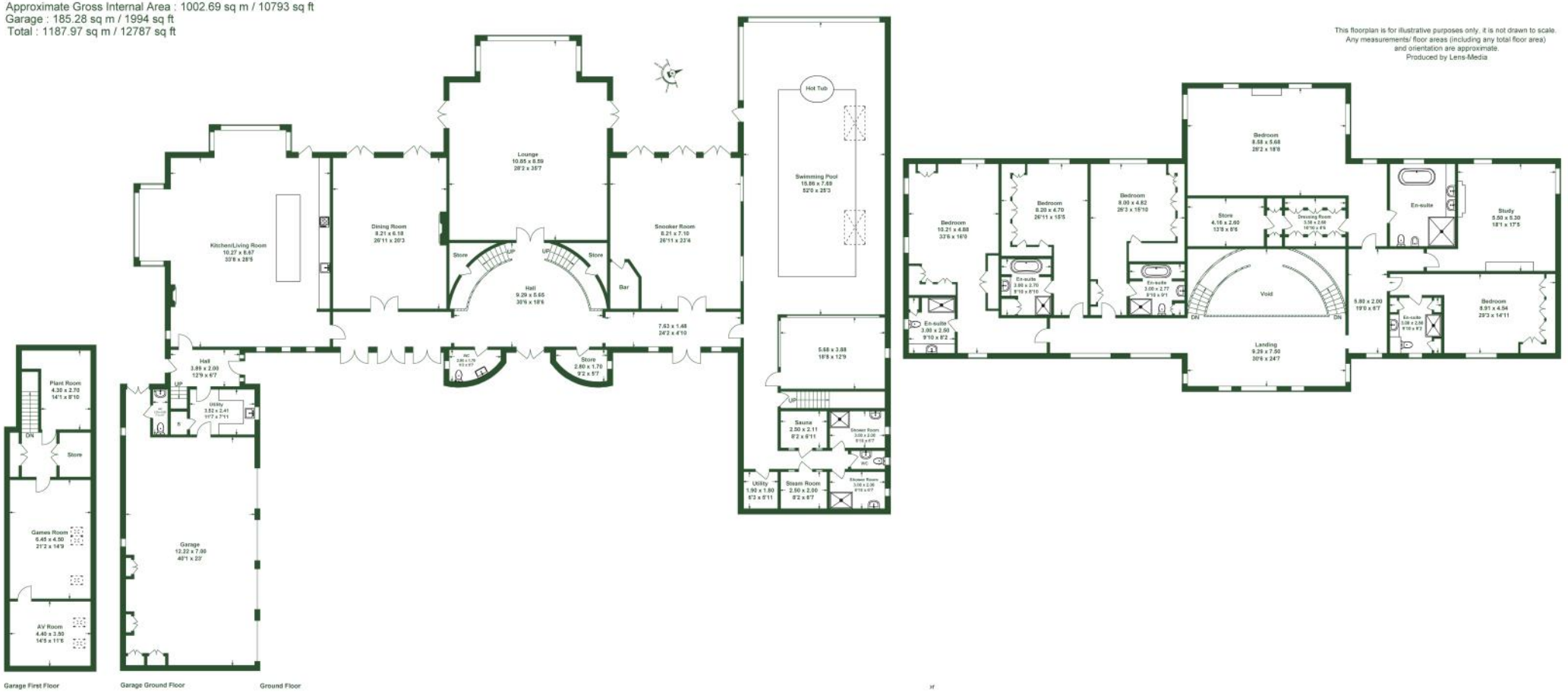
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

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.

PHOTOS TAKEN NOVEMBER 2026

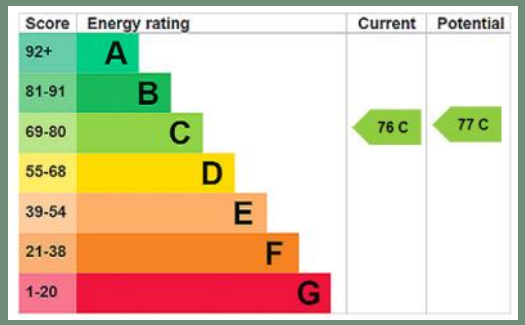
Approximate Gross Internal Area : 1002.69 sq m / 10793 sq ft
Garage : 185.28 sq m / 1994 sq ft
Total : 1187.97 sq m / 12787 sq ft

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



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North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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