

Offers Over £2,500,000



Armitstead
Barnett

Halton, Lancaster, LA2 6PB







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- A most superb residence offering almost 7,000ft² of accommodation providing a contemporary and characterful home
- Extended and finished to exacting standards throughout
- Set within an expansive 5.3 acre plot of gardens and grounds, roof terrace, outbuildings and large parking area
- Edge of village location with stunning, far-reaching views over the Lune Valley and open countryside
- Excellent accessibility and connectivity to transport links







This truly stunning residence is finished to exacting standards throughout and offers just under 7,000ft² of accommodation, all wrapped up in a 5.3 acre plot with a southerly outlook over the stunning gardens and beyond open countryside, offering both luxury and tranquillity.

The house itself is a masterpiece, believed to have been built around the 1930s, providing a blend of traditional architecture with modern finishes. Since its original construction there have been extensions and alterations over time to create what is truly an impressive residence with panoramic and uninterrupted views of the Lune Valley. The accommodation is both generous yet balanced with a symmetrical appearance.

Set on the edge of the village of Halton the property occupies a rural yet accessible position, in the heart of the Lune Valley, with the amenities of both Halton and the nearby village of Caton less than a five minute drive away. Beyond, the historic city of Lancaster is conveniently located for excellent access to the M6 motorway and rail links with direct trains to Manchester and London Euston on the West Coast Main Line. More locally there are some stunning market towns close by, including the highly sought-after Kirkby Lonsdale and the picturesque villages of Amside and Silverdale. For those purchasers who enjoy outdoor activities, the River Lune is a short walk from the doorstep and beyond the Lake District and Yorkshire Dales National Parks are easily accessed, offering a choice of cycling, walking and water-based activities.

For those with children the area provides excellent local schooling which includes the Lancaster Royal Grammar School and Lancaster Girls Grammar School and beyond some excellent and sought-after private school establishments including Sedbergh School and Giggleswick.

Internally this residence offers generously proportioned rooms with high ceilings and elegant finishes. The layout is designed for both comfortable living and entertaining with a high-end finish including Lutron lighting, media systems throughout the property, bespoke handcrafted kitchen, Lefroy Brooks sanitaryware with underfloor heating in all bathrooms.



With a gated entrance opening to an extensive gravelled parking area, the property is accessed via the principle entrance which opens to a large reception hallway finished with marble tiled flooring enhancing the grandeur. There is an elegant sweeping staircase with wrought iron balustrades which leads to the upper floors. This central hallway not only serves as an impressive entrance but also as a striking focal point that connects the various living spaces.

The kitchen is a space of bespoke design, with hand crafted units offering exceptional detail, creating a truly impressive area. Set around a six oven Aga to one wall and two further walls of cabinetry, there is excellent storage including a full sized pantry cupboard and full height fridge-freezer. A central island serves as a focal point and gathering area, offering additional workspace, storage and seating, making this ideal for everyday use.

The kitchen seamlessly flows into an impressive dining area, creating an open-plan living space that is perfect for both everyday family life and entertaining. This has an aspect overlooking the gardens and opens out to the patio area, making this an ideal space all year round.

Adjacent to the kitchen is a beautiful garden room featuring large sliding doors that allow natural light to flood the interior, creating a superb connection to the external areas. This room provides the perfect place to relax and enjoy a morning coffee, taking in the stunning views over the gardens.

Off the kitchen is a useful and practical utility area which is well equipped with cabinetry to match the kitchen and downstairs cloakroom facilities.

Beyond, access opens to the extensive garaging with external access points and an electric up-and-over door with a secondary utility space, mud room and dog shower with direct access to the adjacent dog kennelling. There is a highly appointed shower room to one wall. To complete this practical wing of the home there are steps leading down to a cellar room and wine store.



The main living room is situated at the front of the property with a dual aspect and outlook over the gardens together with doors being central to the main house with a feature stained glass window above. Set around an open fire this is ideal to relax in those winter months.

There is a highly appointed study with fitted floor-to-ceiling storage and desk units, with a secret door to one wall opening to an impressive guest suite. This is currently utilised as a gym and also provides extensive bedroom accommodation with adjoining dressing room area fitted with wardrobe storage and fully tiled four-piece bathroom suite comprising WC, wash hand basin, shower cubicle and slipper bath. This is an exceptional area for guests; being thoughtfully designed and generous in size and light, with beautiful views over the grounds. With flexible uses this space also provides a state-of-the-art cinema room with electrically operated blinds and large drop-down screen which descends from the ceiling together with high quality ceiling mounted projector.



The bedroom accommodation provides two double bedrooms positioned on the ground floor, one benefiting from an en-suite bathroom. To the first floor can be found further bedroom accommodation with the principal suite offering a private sanctuary with a generously sized bedroom area and luxurious en-suite bathroom with high-end fixtures including double wash hand basins, high flush WC, shower cubicle and freestanding bath positioned to enjoy the stunning outlook. There is also a dressing area which is equipped with custom-built wardrobes providing ample hanging space and bespoke storage. One of the stand-out features of the principal bedroom is its direct access onto the private roof terrace at the side which extends over the living area and is perfect to enjoy the early morning sunrise and stunning views beyond.







There are three further double bedrooms completing the first floor, all with highly appointed en-suite bathrooms and one bedroom which enjoys the benefit of the balanced design and direct access onto a second side roof terrace.

The accommodation continues to the second floor which offers a flexible space, currently used as an additional living area and cinema room but could also provide another bedroom suite. With storage to the eaves and a media room for all the electrical equipment and wiring, this level completes the running of the home.





The outside is as impressive and thoughtfully designed as the interior, offering a blend of manicured gardens, expansive lawns and additional paddock area beyond, enhancing the overall appeal of this stunning home.

Set at the rear is an extensive gravelled parking area for several vehicles and an area of open lawn beyond, ideally positioned for additional development should purchasers wish to explore the planning potential. .

For those with green fingered interests there is a well-planned vegetable garden together with potting shed, allowing for an element of self-sufficient living.

The majority of the grounds are set at the front of the property, offering a superb outlook from the interior, with a central water feature and fountain being a peaceful and enhancing focal point within the grounds. Beyond is a beautifully crafted box topiary garden creating an element of elegance and artistry to the landscape with well-maintained lawns and mature planting which adorn the 1.92 acres or thereabouts, a private and peaceful setting. Practicality is not overlooked with the garage providing ample space for storage and an additional outbuilding and workshop set within the grounds. There is also an external access to the gardeners WC facilities.

For those purchasers with dogs there are superb kennelling facilities with separate runs and kennel access, conveniently located adjacent to the secondary utility room and dog shower.

Beyond the formal gardens sits a 3.38 acre (1.37ha) paddock which is ideal for a variety of uses - whether it be equestrian interests or recreational uses the paddock adds significant value and versatility to this home. Being directly accessible from the gardens this can be seamlessly integrated into the grounds or alternatively there is an additional separate roadside access should this be preferred.

This is a perfect residence for those purchasers looking for a luxurious lifestyle in a rural setting, with the added benefit of significant gardens and grounds in a location with excellent connectivity.





General Remarks

Services – Mains electricity, 3 phase electrical supply, mains water, drainage is by septic tank. Heating is via an oil fired system.

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.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Emma Hodgkinson 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.

Construction Type: Brick under slate. Cavity wall.

Broadband: Available and connected B4RN full speed fibre optic, 1000Mbps upload and download.

Parking: On site for several vehicles. One double attached garage and one single detached garage.

Easement, and Wayleaves or 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.

Conservation Area: N/A

Planning: All planning enquiries must be made directly to Lancaster City Council

Local Authority: Lancaster City Council.

Council Tax: Band H

Restrictive Covenants : None so far as we are aware.

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

Unimplemented Planning Consents: None that we are aware of.

Planning: Planning permission has been granted for a ground mounted PV in the paddock.

Title & Tenure: Freehold with Vacant Possession upon completion.

Joint Agents: Savills, 35/37 Princess Street, Knutsford, WA16 6BP. Mr Tom Burke.

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 advisers 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.

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

SUBJECT TO CONTRACT. Photos taken July 2024

What3words: ///clash.re.visits.podcast

Approximate Gross Internal Area : 631.35 sq m / 6796 sq ft
 Garage : 51.78 sq m / 557 sq ft
 Outbuilding : 27.17 sq m / 292 sq ft
 Total : 720.89 sq m / 7759 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



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 to 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 859 995
burscough@abarnett.co.uk

Cumbria

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

Ribble Valley

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

Armitstead Barnett



@Armitstead_Barn



ArmitsteadBarnett

abarnett.co.uk