



Grimeshaw Lane, Bulk, Lancaster, LA1 3JY

Offers Over £1,000,000





# Grimeshaw Lane, Bulk, Lancaster, LA1 3JY

Offers Over £1,000,000



5 Bedrooms



4 Bathroom



5.71 acres

- 
- Detached family residence constructed in 2013 offering flexible living accommodation .
  - Extensive gardens and grounds totalling 5.71 acres (2.3 ha), together with yard area and agricultural land.
  - Traditional stone agricultural building and steel portal frame lean-to.
  - Ideal for lifestyle and hobby farming interests.
  - Private rural yet convenient location with excellent access to Lancaster, M6 and rail links.



A substantial detached country residence with versatile accommodation, land and outbuildings amidst 5.71 acres in a private rural setting on the edge of Lancaster.

Davies Farm is an impressive, detached family home, constructed in 2013 to an exacting standard following the granting of a new dwelling consent. Built with attractive natural stone elevations complemented by rendered sections beneath a slate roof, the property presents an elegant façade that sits comfortably within its rural surroundings while offering a contemporary finish.



Occupying a private and secluded position approached via Grimeshaw Lane, the property combines contemporary family living with agricultural buildings, gardens, yard and agricultural land, making it ideally suited to purchasers seeking an equestrian, smallholding or lifestyle property within easy reach of Lancaster. The spacious residence offers well-planned and flexible accommodation extending to approximately 3,545 sq ft complemented by useful outbuildings providing a further 5,468 sq ft.



The property enjoys a peaceful rural position on the edge of the historic city of Lancaster, and is approached via Grimeshaw Lane. Despite its secluded setting, the property is exceptionally well placed for access to Lancaster city centre, highly regarded schools, Lancaster University, the M6 motorway and the wider road network. The surrounding countryside offers excellent opportunities for walking, cycling and equestrian pursuits, whilst the nearby city provides an extensive range of shopping, business and amenities together with rail services giving access to Manchester, London and Glasgow via the West Coast Main Line, accessed from Lancaster railway station.



Stepping inside, the welcoming reception hall provides an impressive entrance to the property with an oak staircase which leads to the first floor and giving access to the principal reception rooms. This space also benefits from a cloakroom providing additional storage.

The living room is a particularly impressive space, centred around an attractive natural stone fireplace incorporating a wood-burning stove, creating a warm focal point to the room. Large sliding glazed doors open directly onto the rear patio and gardens, seamlessly connecting the indoor living space with the surrounding countryside and providing an abundance of natural light throughout the day.



The heart of the home is the spacious kitchen beautifully arranged around a traditional Aga which provides both character and practicality. Complemented by an extensive range of fitted cabinetry, generous work surfaces and integrated appliances, the kitchen offers excellent space for modern family life with a generous seating and family space ideal for everyday life. Opening doors lead directly into the adjoining dining room, allowing the two spaces to flow effortlessly together for entertaining whilst retaining the flexibility of separate rooms when required.





A practical utility room, shower room, internal store room provide excellent everyday convenience and storage and are ideal as a hobby room or space to work from home.

To the first floor, the galleried landing leads to four well-proportioned spacious bedrooms and fills the property with natural light





The impressive principle bedroom has vaulted ceilings and an expansive feature gable window framing delightful views across the surrounding countryside. Flooded with natural light, the room offers ample space for a super king-size bed together with a seating area, creating a luxurious and peaceful space. Adjoining the bedroom is a well-appointed walk-in dressing room, providing extensive hanging and shelving space and a well appointed en suite bathroom finished to a high specification.





A second bedroom also enjoys en-suite facilities making this an ideal guest bedroom. Three further double bedrooms are served by a modern bathroom which is highly appointed with quality fittings. The bedrooms are of generous proportions and give flexible accommodation suitable for growing families, multi-generational living or those working from home. The current vendors currently use one bedroom as a home office.





Davies Farm stands within beautifully maintained gardens and grounds in a plot extending to approximately 5.71 acres, enjoying complete privacy and attractive views over the surrounding countryside.

Approached via a private driveway from Grimeshaw Lane, the property enjoys complete privacy and seclusion. A substantial tarmac area provides extensive parking and incorporates an attractive central stone turning circle, creating an impressive arrival and ample space for numerous vehicles. The adjoining integral double garage and detached carport provide further covered parking and storage.



The landscaped gardens have been thoughtfully designed to complement the property, with expansive lawns interspersed by mature trees, shrubs and well-stocked planting beds. A substantial paved patio provides the perfect setting for outdoor dining and entertaining, accessed directly from the principal reception rooms, whilst a delightful ornamental pond creates an attractive focal point within the gardens.

Beyond the formal gardens lies the agricultural yard, incorporating a substantial traditional stone agricultural building together with a steel portal frame lean-to, offering excellent potential for agricultural, equestrian or storage purposes.



The adjoining grassland extends to approximately 2.52 acres, providing useful grazing or mowing land ideally suited to horses, livestock or those seeking a manageable smallholding.

Overall, Davies Farm represents an outstanding opportunity to acquire a substantial modern country residence with versatile accommodation, quality outbuildings and useful acreage, all occupying a peaceful yet highly accessible rural location on the edge of Lancaster.





## General Remarks

**Services:** The property has the benefit of mains electricity and ground source heat pump. It also benefits from underfloor heating throughout the property and has a private water supply via a borehole and private drainage.

**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:** On site for several vehicles together with double garage and carport.

**Construction Type:** Block construction with natural stone and K render façade with a slate roof.

**Local Authority:** Lancaster City Council

**Council Tax:** Band G

**Restrictive Covenants:** None as far as we are aware.

**Conservation Area:** None as far as we are aware.

**Listed Building:** No

**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. The property has electricity overhead lines crossing. We are aware that the access leading to the property is accessed via a right of way over a restricted byway. The neighbour also has a right of way over part of the driveway to access agricultural land.

**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:** We are not aware of any planning consents affecting the property.

**Other planning applications:** Please note there is a proposed construction of a solar farm with associated access under application 22/00017/FUL This is located on land which the access route passes, leading to the subject property. Full information is available on the planning authority website.

**Broadband:** Connected to the property.

**Title & Tenure:** The property is offered for sale freehold with vacant possession on completion.

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

**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.

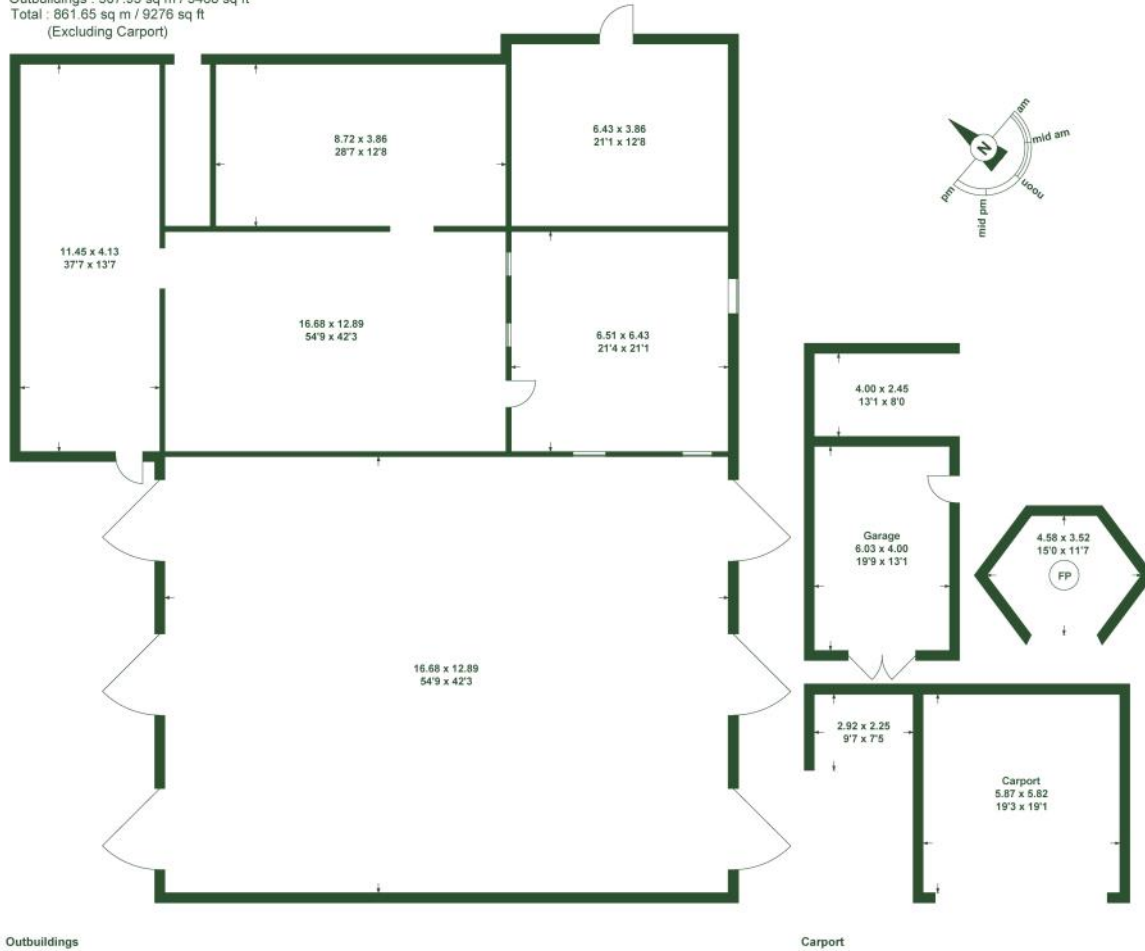
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

**PHOTOS TAKEN JUNE 2026**

**What3words location: [//butter.stupidly.revives](https://www.what3words.com/?w3=//butter.stupidly.revives)**

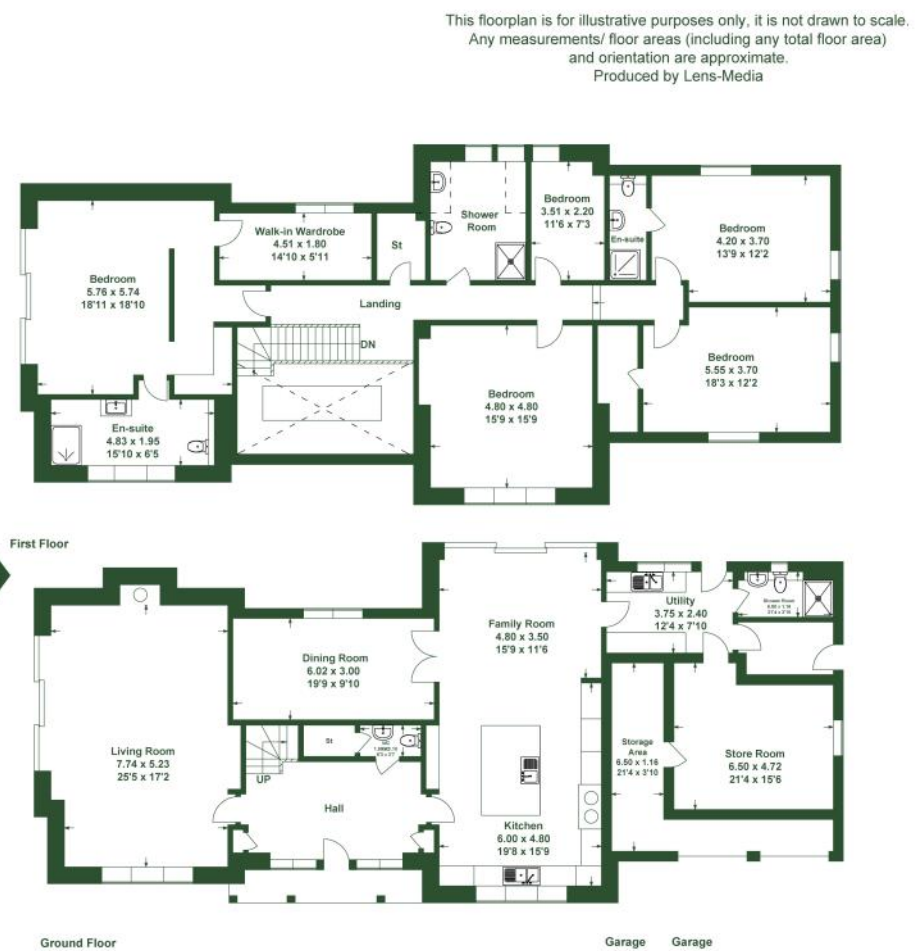


Approximate Gross Internal Area : 329.31 sq m / 3545 sq ft  
 Garage : 24.39 sq m / 263 sq ft  
 Outbuildings : 507.95 sq m / 5468 sq ft  
 Total : 861.65 sq m / 9276 sq ft  
 (Excluding Carport)



Outbuildings

Carport



First Floor

Ground Floor

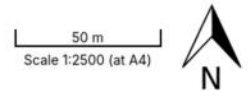
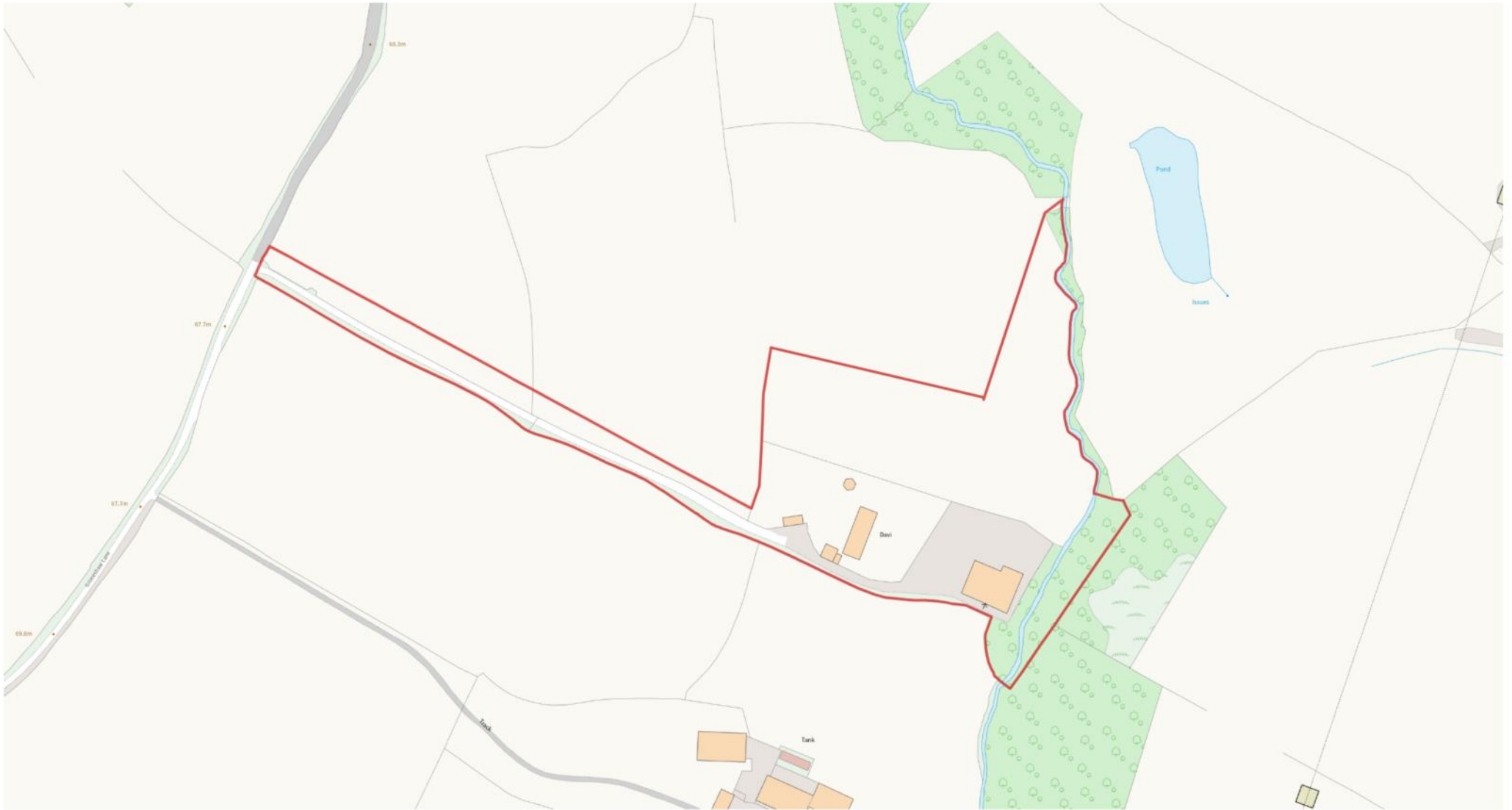
Garage Garage

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 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.

Davies's Farm, Grimeshaw Lane





## 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



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)