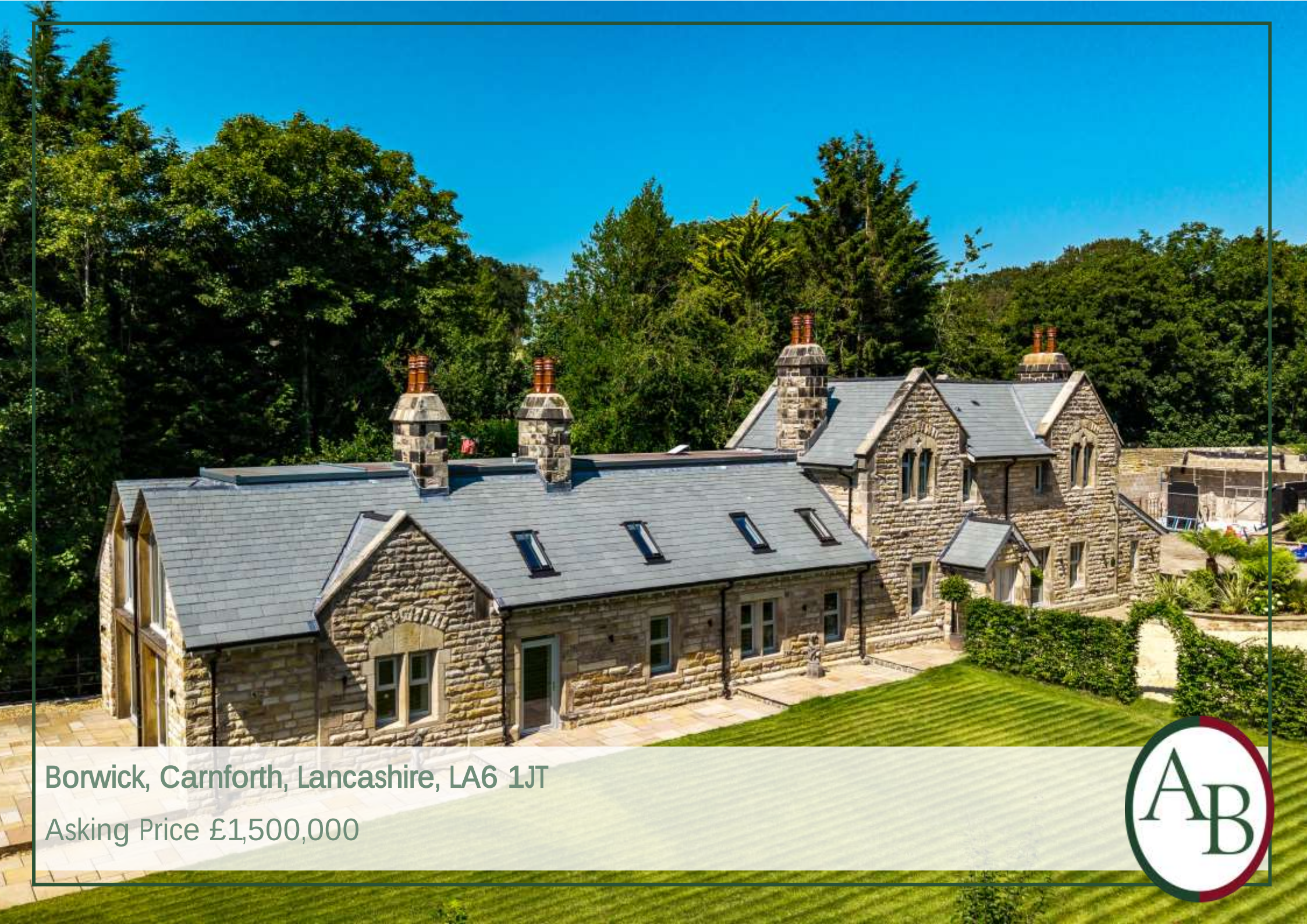


Borwick, Carnforth, Lancashire, LA6 1JT

Asking Price £1,500,000

Borwick, Carnforth, Lancashire, LA6 1JT

Asking Price £1,500,000

5 Bedrooms

5 Bathroom

- Home of distinction with a strong heritage that has been rebuilt and renovated to the highest of standards
- Bespoke finishes with every attention to every detail
- Generously proportioned rooms, ideal for family living and entertaining
- Landscape gardens, outdoor living, substantial garaging and parking for several vehicles
- High accessible and well-connected village location, close to A6, and M6 road networks.

Nestled in the heart of the charming village of Borwick, Pullman House stands as a remarkable blend of timeless architecture and contemporary luxury. Meticulously rebuilt–with only the original front façade retained–this exceptional home is a true picture of craftsmanship and design.

Originally designed in 1887 by the renowned Victorian architects Paley & Austin who also designed Lancaster Railway Station and were involved in the historic Lancaster Cathedral, the building was commissioned as the proposed railway station for Borwick. Though the railway line was ultimately placed elsewhere, its grand architecture remained – a testament to the ambition of its age. Pullman House now combines timeless historic character with modern craftsmanship, creating an exceptional and distinctive place to live.

This impressive stone-built residence offers five generous bedrooms and beautifully balances its heritage roots with modern style and outstanding energy credentials. Enjoying a private, peaceful position surrounded by mature trees and landscaped gardens, the property also benefits from far-reaching countryside views from the first floor. The setting is nothing short of spectacular–offering tranquillity while remaining highly accessible, with the market town of Carnforth nearby, the M6 motorway less than a 10-minute drive away, and direct rail connections to London Euston, Manchester, and Glasgow via Carnforth Railway Station.

As you approach Pullman House, the stunning stone façade immediately commands attention. Spanning over 4,100 sq ft, the interior offers light-filled, open-plan living spaces, herringbone flooring, and elegant finishes that create a feeling of effortless style. Every detail of the home reflects high-quality craftsmanship, from underfloor heating and designer lighting to custom woodwork and stone features.

The main entrance hall is a nod to the property's heritage, with beautifully panelled walls and a feature fireplace offering a superb first impression.

To one side of the main hallway lies a ground floor guest bedroom, complete with a high-spec en-suite shower room. Beyond, a utility room, plant room, and W.C. provide practical living solutions, with the convenience of an external personnel door.

A glazed rear hallway, ideal for use as a library or reading nook, creates a seamless link between spaces and enjoys a peaceful outlook over the adjoining beck.

At the heart of the home is the show-stopping kitchen–a sleek, contemporary design by Siematic, installed by Mark Leigh Kitchens. This space is both stylish and functional, featuring a central island with breakfast bar, integrated NEFF appliances (including double ovens, warming drawer, microwave, fridge, dishwasher, and wine fridge), and feature lighting above the island to enhance the ambience.

The kitchen flows into an expansive 39-foot open-plan family, dining, and living area. A superb space for entertaining or relaxing. Centred around a double-sided stone fireplace, this vast yet flexible room enjoys uninterrupted views over the gardens. In warmer months, the bi-fold doors open fully, for indoor-outdoor living.

A study or snug completes the ground floor accommodation, tucked just off the main living area.

Upstairs, the principal suite is an indulgent retreat. The spacious bedroom boasts a glazed elevation with opening doors, a large walk-in dressing room, and a luxurious en-suite featuring a bath and walk-in shower heated wc and double basins. High ceilings and an abundance of natural light give the space a serene and airy feel.

There are three further double bedrooms, each with its own individual en-suite bathroom, as well as a dedicated storage room and a landing void that adds architectural interest and draws in natural light. The upstairs layout, split between two staircases in keeping with the building's origins as former cottages, offers flexibility with the potential for interconnection to link the bedrooms –perfect for family living.

The exterior is as thoughtfully considered as the interior. The wooded backdrop and adjoining beck create a peaceful and private setting. A large, gravelled driveway leads to a turning circle and ample parking in front of the house, while manicured lawns, stone flower beds, and stone pathways offer the perfect space to be taken to the next level according to personal taste.

To the side of the property, a large garage building (currently under construction) adds even more versatility. This vast space is ideal for parking and workshop use, with accommodation above suited for a gym, home office, or additional living space – whatever the new owners may envision. For those looking for further accommodation, planning is in place for annex accommodation within the grounds.

Pullman House offers a rare opportunity to enjoy a heritage property that has been entirely rebuilt for modern living. Whether you're seeking a countryside retreat, a forever family home, or a residence that seamlessly blends luxury with practicality, this exceptional property truly has it all.

General Remarks

Services: The property has the benefit of mains water, mains electric, heating is via air source heat pump with underfloor heating throughout. Drainage is via private treatment plant.

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 allocated and number of spaces: On site for several vehicles.

Construction Type: Stone under slate construction

Restrictive Covenants: We are not aware of any Restrictive Covenants affecting the subject property.

Listed building: The property is not listed

Conservation Area / National Landscapes: The property sits outside of the conservation area.

Easement, and Wayleaves or Rights of Way: We are not aware of any easements, wayleaves or rights of way affecting the subject property.

Footpaths / Bridleways: We understand that there are no footpaths or bridleways at the property.

Flooding: According to the Environment Agency the property sits in flood zone one.

Unimplemented Planning Consents: The property has planning under reference 23/00971/VCN / 22/00512/FUL for annex accommodation to be constructed within the grounds. The planning is linked to the main build therefore remains extant. Consent is also in place for a substantial detached garage which is yet to be constructed – consent is under 25/00315/FUL.

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

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

Local Authority: Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ.

Council Tax Band: To Be Assessed

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

What3words Location : ///epidemics.sheets.asks

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.

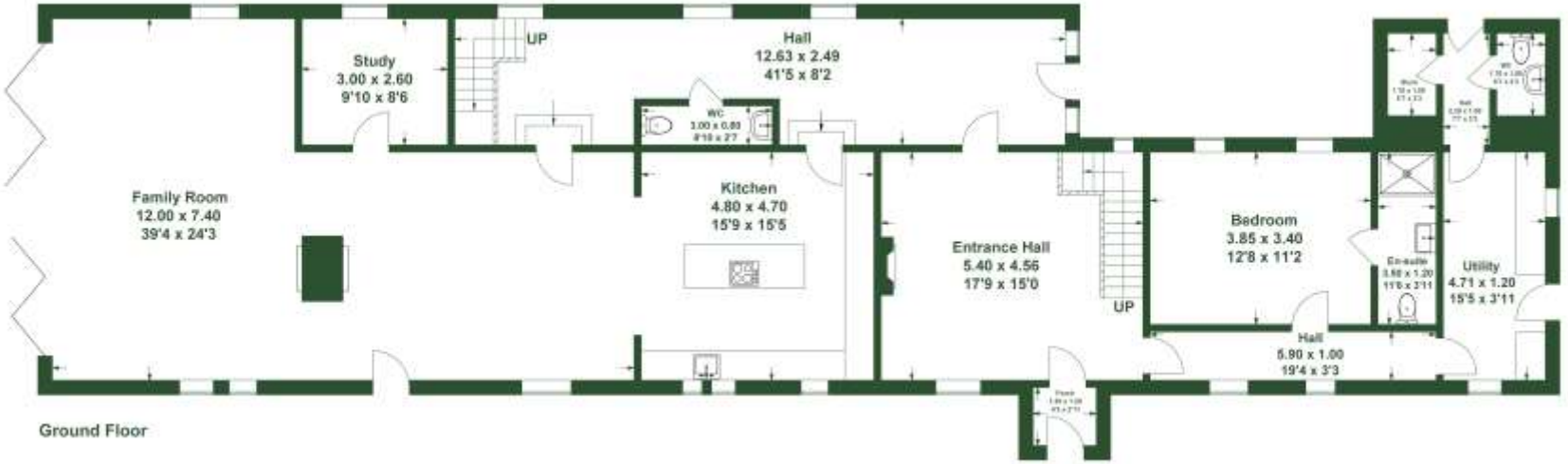
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 382.48 sq m / 4117 sq ft

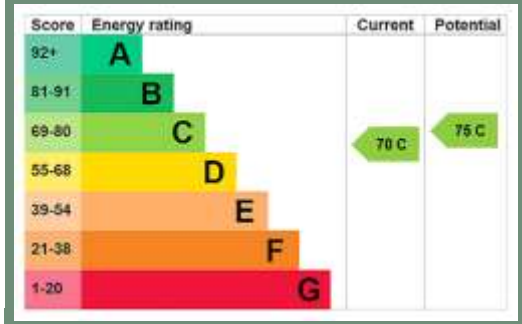
First Floor



Ground Floor

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



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
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