



Wennington, Lancaster, LA2 8NW

Offers in Region of £900,000





Wennington,
Lancaster, LA2 8NW

OIRO £900,000



4 Bedrooms



3 Bathroom



0.97 acres

-
- Attractive, stone-built character home set in a beautiful village setting.
 - Generous and versatile accommodation throughout, with scope to add tastes overtime.
 - Established, beautifully maintained gardens providing an appealing setting - 0.97 acres in all.
 - Adjoining paddock with separate access from Lodge Lane, offering excellent potential for hobby farming and amenity interests.
 - Excellent accessibility for M6, rail links and schooling catchments.



An attractive, stone-built four-bedroom home occupying a pleasant position within the sought-after rural village of Wennington. Combining character with generous, well-proportioned accommodation, the property offers an appealing opportunity for purchasers looking for a substantial country home with gardens, garaging and land.

The house is well presented throughout and provides a versatile arrangement of accommodation extending to almost 3000 sq ft internally, together with a double garaging. Of note are the generous living spaces, characterful stonework and exposed timbers, together with the attractive established gardens and adjoining paddock.

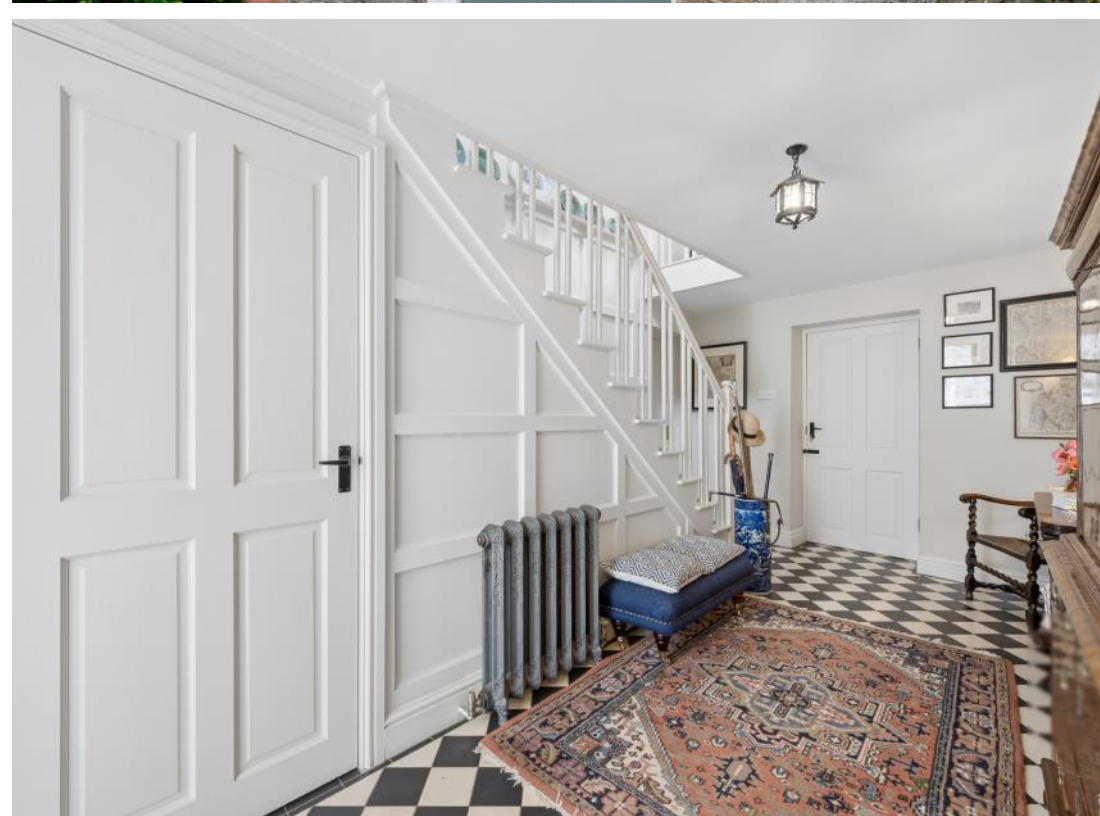
Green Foot enjoys a delightful rural setting in the attractive village of Wennington, set in the heart of the Lune Valley. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the outdoors, while the village remains well placed for excellent access. The residents of Wennington also have the benefit of fishing rights on the River Wenning in the village.





The popular market town of Kirkby Lonsdale is a short drive away and provides an excellent selection of independent shops, cafés, restaurants and everyday amenities. To the west, the historic city of Lancaster offers a much wider range of shopping and facilities, together with access to the M6 motorway. For those looking for rail links, the village railway station sits on the Leeds line, and has direct links to the West Coast Main Line making this an ideal location for commuters.

The area is also well served for schooling with a choice of local primary schools as well as being in the catchment area for the highly renowned Queen Elizabeth School at Kirkby Lonsdale and Lancaster Grammar schools. Private schooling is available with Sedbergh and Giggleswick a short distance away.



The characterful approach to the property gives a welcoming feel and leads to the central entrance, from which the main ground-floor accommodation is arranged. The internal accommodation offers a good balance of reception and everyday family space, with a lounge and separate sitting room, giving purchasers flexibility as to how best to use the accommodation to suit their individual needs.



At the heart of the home is a substantial kitchen which is fitted with a range of painted and natural cabinetry, stone-effect tiled flooring and an Aga forming an attractive focal point. The kitchen flows naturally into the dining room, creating a sociable space well suited to family life and entertaining.

A particularly appealing addition is the sunroom, providing a further living space giving a strong connection to the gardens. The ground floor accommodation is completed by a useful boot room, utility room and shower room, adding to the practical qualities of the house which is discreetly fitted with a lift for ease of access to the first floor.







The first-floor accommodation is arranged around a central landing and comprises four generous bedrooms. The principal bedroom benefits from its own dressing room and en-suite shower room, creating a comfortable private suite. Three further bedrooms provide generous accommodation for family members, guests, or home working, while a family bathroom serves the remaining rooms.

The bedrooms display much of the character that make this a charming home including exposed timber beams and stone detailing, giving the rooms an appealing balance between period character and everyday comfort.





The outside space is a particularly appealing aspect of Green Foot. The house is approached from Lodge Lane, where a generous driveway provides ample off-road parking and access to the attached double garage. The garage is a particularly sizeable and practical space, providing parking alongside useful storage.



The established gardens surrounding the house have been carefully developed and tended over time, creating an attractive and private setting for Green Foot. Areas of lawn are complemented by mature shrubs, specimen trees, two water features and well-stocked planted borders, providing colour, interest and structure throughout the grounds. Paved seating areas offer plenty of opportunity for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings.

Nestled within the gardens is a charming summer house, providing a delightful retreat from which to enjoy the garden on a summer's evening. Equally, the building offers excellent versatility and could lend itself to use as a home office, studio, hobby room or quiet workspace, allowing a purchaser to adapt the space to suit their own individual needs.



Beyond the formal garden lies a useful paddock, accessible directly from the garden as well as independently via a separate side access from Lodge Lane. This is an ideal space for those with hobby farming and smallholding interests. In all, Green Foot occupies a plot extending to approximately 0.97 acres, providing an increasingly rare combination of village living, attractive outdoor space and flexibility.



Having been well maintained, and a much loved family home, the property can be enjoyed by an incoming purchaser from the outset, or gives scope for a new owner to introduce their own tastes over time, making this an ideal home someone can gradually make their own.

Green Foot represents an attractive opportunity to acquire a substantial four-bedroom stone property in the village of Wennington – an ideal home for families, as a country-property and ideal for those seeking additional outdoor space.

General Remarks

Services : Mains electricity available and connected, oil fired central heating system and mains water. Drainage is via a shared private drainage arrangement, which is currently underdoing a survey to check its compliance.

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.

Construction Type : Stone under slate roof constructed property. .

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

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

Conservation Area : The property is located in the Forest of Bowland Area of Outstanding Natural Beauty.

Listed Building : None.

Broadband : Connected. B4RN is available locally.

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

Flooding : According to the Environment Agency website the property sits in Flood Zone 1 being very low chance of flooding from rivers, seas or surface water.

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. Please note we are aware that the land is access via a right of way over an area designated as a village green.

What3Words : [**///coins.befitting.waking**](#)

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.

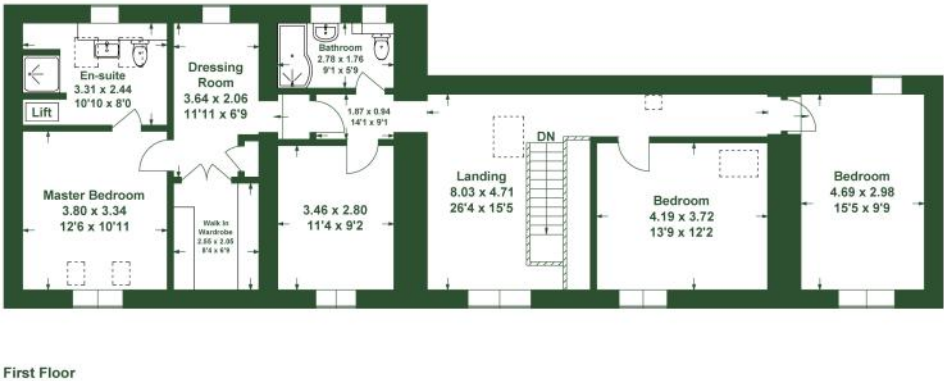
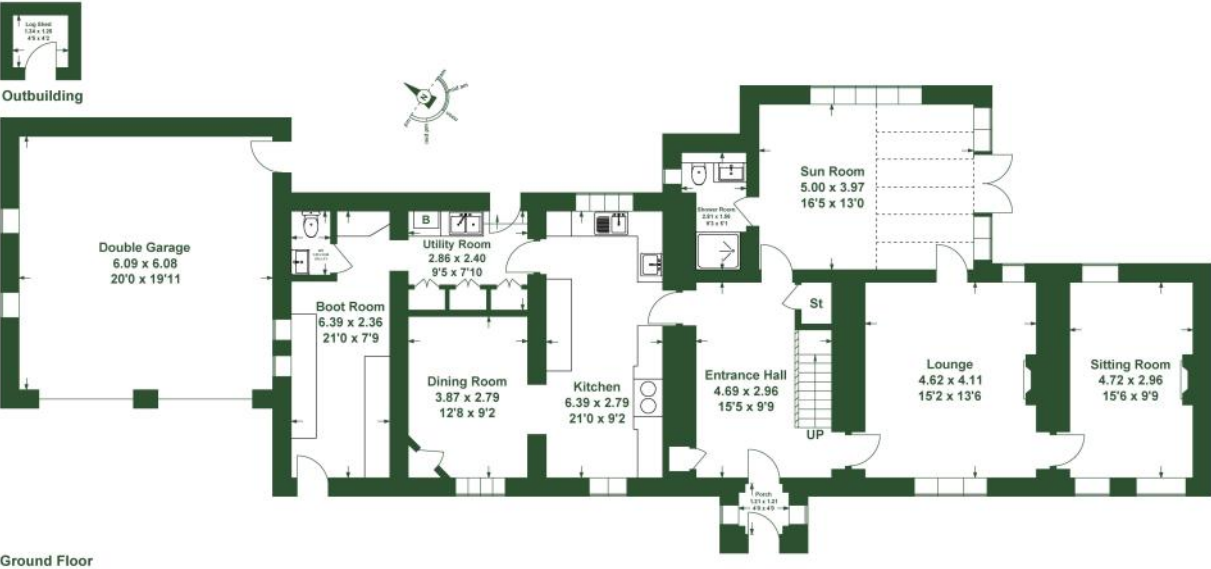
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

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 SEPTEMBER 2026



Approximate Gross Internal Area : 263.46 sq m / 2836 sq ft
Garage : 37.02 sq m / 398 sq ft
Outbuilding : 1.68 sq m / 18 sq ft
Total : 302.16 sq m / 3252 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.
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Amritstead 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 Amritstead 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 Amritstead 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		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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