



St. Michaels Hall Cottage
Hall Lane | St. Michaels | Preston | Lancashire | PR3 0TQ

FINE & COUNTRY

ST. MICHAELS HALL COTTAGE



Welcome to St Michaels Hall Cottage, Hall Lane, St Michaels on Wyre, PR3 0TQ

This is an outstanding and unique country home – a traditional farmhouse with a contemporary twist. Imaginative and well conceived design and layout are blended with exceptional quality, all delivered meticulously with unfailing attention to detail; no element of this incomparable transformation has been too small to warrant the greatest consideration.

This is a renovation skillfully bringing together period character detailing with state of the art technology. It succeeds on many levels and will be sure to appeal to buyers seeking a property of the highest calibre.

The imaginative layout revolves around a central courtyard which has a distinctly Mediterranean feel, together with the adjacent atrium/orangery, ensuring a seamless flow and is as enjoyable to occupy as it is easy to run.

There are five reception rooms as well as an independent home office and a substantial breakfast kitchen. The leisure suite includes a temperature controlled Hydrapool swim trainer pool, an EOS sauna, steam room, gym, shower and changing facilities.

The bedroom accommodation offers a fabulous principal room with bathroom and dressing room, two further ensuite guest bedrooms and an independent guest suite of sitting room, mezzanine bedroom and shower room. Outside, a quintessentially English traditional walled garden offers privacy and is fragrant with abundant roses. There is a large garage with electrically operated door and additional private parking.

Remarkable on every level, St Michaels Hall Cottage will not disappoint.

“ We were looking for a development project and here we found an opportunity to create something completely unique. We thoroughly enjoyed the process and have loved living here.

It's been a wonderful family home for us. We've had some great parties here; an 18th birthday and two 21st birthday celebrations. Every year we've had a Christmas cocktail party for around 50 guests; the house opens up really well.”









Location

St Michaels Hall Cottage is set in an idyllic countryside location close to the charming village of St Michaels on Wyre. The village is centered on the Grade I Listed church of St Michaels, which was founded prior to 640 AD and is later referenced in the Domesday Book. The village has an active local community with events held throughout the year including a summer fete and candle-lit carol concert. The River Wyre meanders past the church, through the village and across local farmland, providing a scenic backdrop for this impressive 'farmhouse' property.

Day-to-day needs are well provided for by the attractive ancient market town of Garstang. Here you will find a full range of health services, supermarkets and a thriving weekly market. The cities of Lancaster and Preston are also easily accessible with highly regarded hospital and educational facilities.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at either J32 or J33 depending on the direction of your travel and there are train stations on the main West Coastline at both Lancaster and Preston. London and Edinburgh can easily be reached within 2 hours.







The main living areas

The contemporary front door opens to a bright atrium/orangery; the French windows opening onto the central courtyard and the large roof lantern both allow light to flood in.

The generously proportioned living room, known as the 'main barn', has beaded pine ceiling beams and French windows to both the walled garden and the courtyard. In part, the room is double height as it is from here that a staircase rises solely serving the principal bedroom suite. The polished oak handrail curves invitingly up to a mezzanine gallery above. At Christmas the balustrade is wrapped with an illuminated garland and a tall tree placed in front of the courtyard windows so that it can be admired throughout the ground floor. A contemporary Evonic LED fire is set into a striking 'media wall' which also houses a flush TV screen. Works of art in themselves, and worthy of note, are the pair of textured steel upright radiators.

With views to the walled garden, the adjacent 'garden room' connecting the main barn area with the library, and with the wood burning stove lit, is a yet another cosy space.

Within the family the library is fondly referred to as "The Gentlemen's Room" for obvious reasons; it's a distinctly masculine space and with a fire in the open grate, a glass of your favourite tippie and a good book to hand, it's no doubt a relaxing way to spend a winter's evening.

Extra tall double oak doors open to the atmospheric dining room where the ceiling rises to the roof apex with exposed trusses on show. By virtue of the partially glazed door to the orangery there's an inviting long view through to the courtyard and spa beyond.

The breakfast kitchen embraces clean lines, using a palette of colours that marries nature-inspired shades with a contemporary efficiency. This is a room not just for cooking (it's incredibly well equipped in terms of appliances) but also for socialising; there's a central island unit incorporating a breakfast bar with striking pendant lighting above and a stone fireplace housing a wood burner. Set behind a glass wall with integral door is a stunning cantilever oak set of steps positioned against the backdrop of a wall clad with reclaimed ship's timbers. Under the steps is extensive wine racking and handmade oak cabinetry with drawers set on sliders designed to house wine crates; the 'floating stairs' lead up to the fourth

bedroom. For a continuous appearance, the separate laundry and garage cabinets echo those in the kitchen.

The property is well appointed for work, rest and play; the gym is light and airy with a double height ceiling, remote control Velux windows and two wall-mounted air conditioning units to keep you cool. The extensive range of gym equipment is available to purchase separately to provide a full set up as soon as you move in.

When your workout is finished, head next door to the spa room. It really offers the ultimate in rest and relaxation. Everything has been thought through – the 14 ft hydro pool swim trainer (doubling as a huge hot tub!), the steam room and Canadian maple-clad sauna both seat six comfortably and there is a shower room, cloakroom and changing area. The sauna and steam facilities are controllable remotely, via the EOS touch-screen control panel, and the steam room has an arched ceiling ensuring that there are no drips from overhead and a cold water tap and basin enables a cooling drink or cold facecloth.

The spa room is designed to be used all year round with an Evonic LED fire set into a stone chimney breast; open the south facing bi-folding doors and allow the sun to shine straight in. The floor tiling continues from the pool surround out to the courtyard, and through to the orangery, giving a continuous look. There is rarely a breath of wind in the sheltered courtyard; with the loungers and fire pit set up in the courtyard you have the perfect ingredients for your very own mini spa break.

Looking to work from home? The study has an enviable (but dangerously distracting!) view down the walled garden. Daydreaming is positively encouraged.

The property is blessed with a sunny aspect – an alfresco breakfast is to be enjoyed on the main terrace, the courtyard is perfect for a mid morning coffee or spot of lunch and a chilled sundowner catching the last of the day's rays is best taken at the far end of the garden.

Bedroom accommodation

The four bedrooms are located in distinct areas of the house, whilst this may possibly not suit a family with very young children it does mean for those with older children or perhaps a couple looking to embrace the space and welcome guests, the layout perfectly provides a degree of separation and ensures complete privacy. The principal bedroom suite offers a rare and thoroughly well-

deserved degree of luxury. Approached by a private and gracefully curved flight of stairs, the iroko treads and oak handrail are finished with a locally forged balustrade, based on a Parisian design. Rising to the ample mezzanine floor there is a gallery feel to the space with artwork displayed, lovely, weathered brick work and views to both the garden and through the former barn door opening to the courtyard. The first thing to say is that the bedroom has a sumptuously soft carpet underfoot, a generous room where the ceiling rises to the apex with exposed roof trusses, the space easily accommodates a king sized bed which is positioned against an upholstered headboard on a half height partition wall which divides the bedroom space from the bathroom where there's a traditional cast iron bath contrasting nicely against the contemporary styled vanity unit and large shower cubicle with rainfall head, all of which are set on a Lakeland slate tiled floor. The dressing room is a further delight – set behind glass doors are illuminated fitted units which offer hanging space, drawers, shelves and shoe rails.

Overnight and weekend visitors will be well suited with the primary guest suite; it is located in what was formerly a small barn. Arranged over two floors with a double height section in part, it has a ground floor sitting room and wet room. The gallery bedroom above is approached by an attractive staircase of iroko treads with a glass and chrome balustrade; the ceiling is open to the roof apex with exposed roof trusses and a feature semi circular window to the courtyard. The wet room has a rainfall shower, square cut wash basin, toilet and handmade crackle glaze tiles.

A third bedroom 'the Spa Room' is adjacent to the spa facility, although it still benefits from an independent bathroom with Grohe rainfall shower, square cut wash basin, toilet and handmade crackle glaze tiles. Guests with mobility issues will appreciate the convenience of a ground floor bedroom. The fourth bedroom suite is approached from the attractive 'floating stairs' off the kitchen. It has a traditional feel with stripped pine panel doors and a ceiling rising to the apex with exposed trusses. There is excellent storage with a wall of fully fitted wardrobes as well as a separate fitted dressing room and an ensuite shower room.

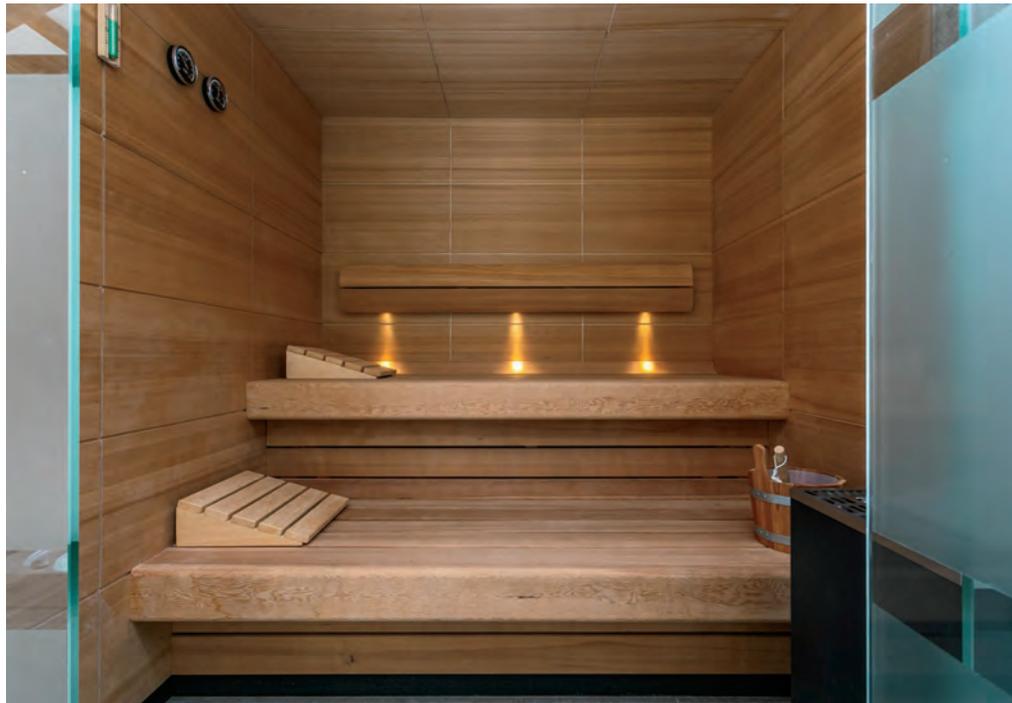
“ *It's a great house for entertaining. Whether it's friends for drinks before we go out for dinner, the immediate family coming for Sunday lunch, an absolute houseful for a special birthday or the annual Christmas cocktail party, the property has the right room or space for every occasion.* ”













Smart home technology

Worcester central heating boiler and Lochinvar hot water store in the boiler room. Radiators have individual thermostats and are zoned; together with the hot water they may be controlled remotely via Honeywell EVOHome System from a mobile App, including overseas use via Wi-Fi.

Security alarm and external CCTV (extends into garage), both with remote access from a mobile App, including overseas use via Wi-Fi.

Evonic electric LED fires (generating 2KW heat) in the spa room and main barn.

The sauna and steam room can both be operated via a touchscreen wall-mounted control panel.

Mitsubishi air conditioning and remote control Velux skylights in the gym.



Step outside

Turning in off Hall Lane the common driveway is shared with three other houses. The attractive approach is laid with tarmac and is bordered by both wall and hedges against which are planted shrubs.

Arriving at St Michaels Hall Cottage the electrically operated tall wrought iron gates open to a tarmac area with parking for a number of cars as well as providing access to the garage.

Walking out from the main barn or garden room into the walled garden and the look and feel is that of a traditional English garden. The paved terrace offers ample space for garden furniture and enjoys the morning sun. Two steps lead down to a pebble path which then edges the centrally placed level lawn. A mature fir tree casts a dappled shade on the grass.

A beautifully weathered red brick wall runs along the roadside and is adorned by climbing honeysuckle, pink roses and hydrangeas, against it sits a small pond with fountain; the gentle sound of running water providing a relaxing soundtrack along with the birdsong. A small area has been devoted to a potager or kitchen garden and there's a greenhouse so it's all ready if you wanted to grow your own.

Opposite the red brick wall is a beech hedge. There are red brick edged planted beds down either side of the length of the garden with abundant and carefully selected varieties of old English roses from specialist supplier David Austin.

At the far end of the garden a variety of conifers provide an evergreen backdrop. This area gets the last of the sun and so a section of lawn has been cut out, the area laid with pebbles and a seating area created.

A steel frame filled with logs creates an ingenious screen for the oil tank and bins. There is a garden shed, outside lighting, sensor lighting, power and water.

From the point of view of not only security but also children and dogs, the fact that the house is completely enclosed will appeal – there are electric remote-control gates to the driveway and two secure pedestrian bespoke iroko wood garden gates.

“ Our favourite part of the garden is probably the seating area we've created at the far end. It enjoys the last of the day's sun and so makes a lovely spot for a glass of champagne while we enjoy a game of Scrabble! ”

The courtyard has been terrific; all year round, it's sheltered, there's rarely a breath of wind there and it's an absolute sun trap. “



St Michaels Hall Cottage

Approximate Gross Internal Area : 404.66 sq m / 4355.72 sq ft

Garage : 29.53 sq m / 317.85 sq ft

Small Barn Area : 44.62 sq m / 480.28 sq ft

Total : 478.81 sq m / 5153.86 sq ft



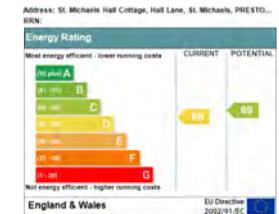
Small Barn
Mezzanine

Ground Floor

Bedroom 4

Mezzanine

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.07.2023



FURTHER INFORMATION

On the road

M6 J32	8 miles
M6 J33	10 miles
Garstang	4.6 miles
Lytham	16.6 miles
Lancaster	14.4 miles
Preston	10.2 miles
Manchester	45 miles
Manchester airport	52 miles
Liverpool airport	58 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Included in the sale

Fitted carpets, plantation shutters, selected light fittings and all kitchen appliances, the TVs and AV equipment throughout the house, CCTV systems, Evonic fires, all as listed.

A large selection of fittings and furnishing items would additionally be available by way of further negotiation, these include: gym equipment (rowing machine, treadmill, bike and cross trainer), the book cases and primary book collection in the library, plaster-face wall artwork, six kitchen island stools, large Natuzzi leather sofa/recliner, leather chairs and a selection of lamps, wall lights etc.

These lists are not exhaustive, please ask the Agents for further details.

Rail Journeys

Based on approximate direct train journey times from Preston station. Train service durations vary, please check nationalrail.co.uk for further details.



Please note

There is a right of way over the common entrance driveway, upkeep is shared between the four users on an "as and when" basis. Gardening upkeep of the roadside grassed areas (external to the walled garden) and shrubs adjacent to the driveway is undertaken by the Estate.

Services

Mains electricity, water and drainage. Oil fired central heating. Sky Broadband Superfast and Sky Broadband Boost with normal speeds of 74 Mbps download and for uploading 18 Mbps.

Directions

what3words: ///closer.numeral.maps

Use Sat Nav PR3 0TQ with reference to the directions below:

From the South, exit the M6 at junction 32 (Garstang A6 staying in the left lane) and head north on the A6 towards Lancaster. After approx. 5 miles, at the sign for Bilborrow, turn left into St Michaels Road, with Guys Thatched Hamlet on the right. Follow the country lane for 3 miles, passing Myerscough Agricultural College on the right. Stay right on this road towards St Michaels on Wyre and, on Hall Lane, look for a lawned grass verge and a high red-brick garden wall. Turn right into the driveway and keep left until reaching the high iron entrance gates of St Michaels Hall Cottage.

From the North, leave the M6 at junction 33 (Garstang A6 staying in the left lane) and head south on A6 for approx. 9 miles passing Cabus and turning right towards Churchtown at the BP fuel station onto the A586. Pass through St Michaels on Wyre village, over the river bridge and past the church on your left; take the first exit left on the mini roundabout onto Hall Lane. Look for a lawned grass verge on the left and a high red-brick garden wall. Turn left into the driveway and keep left until reaching the high iron entrance gates of St Michaels Hall Cottage.

Things to do in the area

Local leisure activities

Golf clubs at Royal Lytham and St Annes, Lancaster, Myerscough and Garstang
Beacon Fell Country Park and the Bowland Visitor Centre
Barton Grange Garden Centre - café and restaurant, farm shop, cook shop, cinema, bowling, curling, crazy golf and marina

Places to eat

The Cartford Inn, Little Eccleston
The Inn at Whitewell, Forest of Bowland
The Barn and Apple Store, both at Scorton
Olive Brasserie, Lytham House and Clifton Arms Hotel, all at Lytham
The Fleece Inn, Dolphinholme

Great walks nearby

The owners recommend the Beacon Fell Country Park which offers woodland, moorland and farmland. From the summit of Beacon Fell (873 feet above sea level) there are spectacular views of the Forest of Bowland and Morecambe Bay with the Isle of Man visible on a clear day.
There's also great countryside to explore in the nearby Forest of Bowland, an Area of Outstanding Natural Beauty which includes the Forest of Pendle.
Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 fells in the Lake District National Park. Windermere is a 45 mile drive away which puts you in the heart of the Lakes in, generally, less than an hour.

Schools

Primary

St Michaels on Wyre CoE Primary School
Broughton in Amounderness CoE Primary School
AKS (Lytham) and Rossall (Fleetwood), both independent schools

Secondary

Royal Lancaster Grammar School (Girls)
Royal Lancaster Grammar School (Boys)
Ripley St Thomas Academy
AKS (Lytham) and Rossall (Fleetwood), both independent schools
Garstang and Broughton High Schools

Guide price £ 1,350,000

Wyre Council, Council tax band - G

Tenure - Long leasehold for the balance of a 999 year lease from the Hornby Estate which commenced in December 1999. A nominal 'peppercorn rent' is payable annually.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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