



Nook House
Dolphinholme | Lancaster | Lancashire | LA2 9AR

NOOK HOUSE



Welcome to Nook House, Dolphinhholme, Lancaster, LA2 9AR

A traditional period farmhouse, Grade II Listed and believed to date back to the 17th Century with a long-standing extension added in around 1800. If you're looking for quaint and characterful then Nook House offers beamed ceilings and stone mullion windows as well as a pair of wood burning stoves for when temperatures dip and hunkering down is the order of the day. Instantly inviting, Nook House has all mod cons to make life in the countryside comfortable and pleasurable without any compromises on the inherent character and charm.

Surrounded by its own garden and then open green fields, the all round views are excellent. There is a triple garage, extensive parking and the advantage of three fields totaling approximately 11 acres enabling you to experience country living first hand by creating your own small holding - whether it's keeping livestock, growing your own or simply having the land for children and dogs to let off steam, Nook House provides the venue.

With the advantage of just one neighbouring property, this is a quiet and peaceful place to call home and whilst there is a feeling of great remoteness it is far from isolated and enjoys good access to the M6 at J33 and is handy for all that both the traditional market town of Garstang and vibrant city of Lancaster have to offer.



We bought the house as we wanted to give our children a rural upbringing as we'd had. We've loved our time here but as they've now flown the nest it's time for us to move on.



Location

Whilst Nook House lies just outside the Forest of Bowland AONB it is nevertheless surrounded by stunning unspoilt open countryside and enjoys good 360 degree views including a view to the east towards Clougha Pike. The best of both worlds, fortunate indeed are those that enjoy a country lifestyle, surrounded by nature but still maintaining good accessibility to road and rail networks and a short drive to local towns and cities. Such is the case here at Nook House. It feels a lot more remote than it actually is and offers the sort of tranquil existence that usually goes hand in hand with a long drive on progressively narrow lanes. Not so here.

The village of Dolphinholme has an active local community, a parish church (St Mark's CoE), and a Methodist chapel, a village hall which hosts various events throughout the year as well as regular groups and classes, a primary school, playground, bowling green and tennis court.

The Forest of Bowland, also known as the Bowland Fells covers 32 sq miles and is an area of fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. Designated an Area of Outstanding Natural Beauty in 1964 it offers multiple opportunities for fresh air and fun with excellent lanes, footpaths and bridle paths for walking, running and cycling and for those intent on more leisurely pursuits then the wildlife flourishes and the lack of street lighting means that you get some wonderful dark and starry nights.

If you need a fix of city life, you're easily into Lancaster which offers a full range of commercial and recreational facilities including a wide selection of restaurants serving cuisine from around the world, a great shopping experience with the majority of the town centre being pedestrianized, a choice of theatres and cinemas and a growing cultural and music scene with festivals and events throughout the year. There are also two universities and both private and NHS hospitals. Garstang is good for day-to-day needs; there are branches of Booths, Sainsbury's and Aldi as well as a high street with independent traders.

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 J33 and there is a train station on the main West Coast line in Lancaster. London and Edinburgh can easily be reached within 2.5 hours by train, while Manchester is reached in under an hour, bringing travel for work and pleasure in easy reach.

“ We love the rural lifestyle that Nook House has given us. It's peaceful and quiet living here, it feels a lot more remote than it is as we're easily into Lancaster or onto the motorway at J33. It's also been fantastic for excursions to both the Yorkshire Dales and Lake District National Parks.

There is a school bus service from the village or 5 Lane Ends to Lancaster. Then on the A6, buses run to Lancaster, Blackpool and Preston







Step inside

The main entrance tends to be straight into the kitchen, although the official front door is next door, through the porch and into the sitting room. The route into the kitchen just makes more sense somehow. Apart from the plentiful exposed beams and lintels, there's a great use of natural materials throughout the house, the kitchen has a stone flagged floor, the internal doors on the ground floor are all boarded pine with Suffolk latches and are surrounded by pine architraves and skirting boards, they complement the golden tones of the oak floors in the sitting and dining rooms and the home office. The staircase has an attractive balustrade on the landing with twisted rails which echo the pine of the six panel doors into the bedroom and bathroom. There's exposed stone walls in the porch and on the landing and many of the window surrounds are stone mullion. Window seats are to be found throughout offering a spot to perch and take in the views. Attached to the rear of the property there is a boiler/utility room.

Step inside to the kitchen and it's instantly welcoming; natural maple shaker style cabinet doors, pull out basket drawers, Travertine stone wall tiling and a pot sink give a timeless country look with cupboards extending into a peninsular unit and breakfast bar with space for four stools, perfect for informal family mealtimes. A Rangemaster 110 electric range oven and integrated NEFF dishwasher are included in the sale, there's plumbing for a washing machine and space for a tall fridge freezer.

Central to the layout is the sitting room, a Stovax wood burner is set into a traditional high stone mantelpiece, the enclosed staircase rises from here providing a useful store underneath in addition to a second coat cupboard. Off the sitting room to the front porch there's a stone ledge which makes the perfect bench whilst you put your boots on. The dining room is atmospheric and warmed by a second wood burning stove. Beyond the dining room is the home office, the view is impressive, if possibly not a little distracting!

Rising to the first floor the landing offers great storage cupboards as well as an airing cupboard. The principle bedroom has views to both the east and west and the benefit of an ensuite shower room. Bedrooms two and three are both double rooms with lovely views and share use of the house bathroom.

Quaint, full of character features and cosy, this is a charismatic country home.

“ *The sitting room is probably our favourite room in the house, it's so cosy and characterful with the wood burner and beams.*

It's been great having a dedicated office within the house as it's meant we've been able to work from home when needed.













Step outside

Nook House is about so much more than a period farmhouse. It's a great package for a rural lifestyle with not just gardens but surrounding paddocks as well – the sum of its parts far exceed the individual elements. Ring fenced, the fields amount to approximately 10½ acres, giving a total area of around 11 acres when the garden, garages and parking areas are included.

Surrounded by the great outdoors, informal gardens surround the house with just enough colour, seasonal interest and landscaping to look right. There is a succession of bulbs from early spring onwards; snowdrops, crocuses, bluebells, primulas and then into summer with alliums and agapanthus. Around March there is a ribbon of traditional yellow daffodils along the verges of the drive.

A wide concrete path leads from the parking area to the house – the porch leads into the sitting room, the second door straight into the kitchen. The garden is mainly lawn with herbaceous and flowering shrub borders. Traditional cottage garden favourites feature including hydrangeas, delphiniums, lupins many of which are in shades of purple and pinks. A clematis is being trained around the boiler room door and a rose climbs above the pergola. Hedges surround the majority of the garden and are predominantly hawthorn. There are four raised beds to get you started growing your own fruit and vegetables.

The sun rises onto the back of the house, shining into the kitchen at breakfast time. The front of the house enjoys a westerly aspect and the afternoon sun but it's at the side where day long sun may be enjoyed – it makes the perfect place for garden furniture, it's not at all overlooked and the views are fabulous.

A detached block of three single garages provides excellent parking and storage. Stone faced under a slated roof with wooden up and over doors. The one nearest the house has ladder access to mezzanine storage above. There is also an electricity cable laid, but at present no sockets. In front of the garages and extending in front of the house is a large concrete area providing plenty of great parking space for family and visitors.

“ Once the clocks go forward we tend to spend as much time outside as possible. Surrounded by nature, spring and summer are lovely here.

The garden has been great for a growing family, the lawn has been both a cricket and football pitch for the children and our extended family. The field to the rear of the house is perfect for sledging. With many family summer birthdays we've been able to have parties and barbeques outside which has given us lots of happy memories.

We get a lot of visiting wildlife; a variety of birds including woodpeckers come to our feeders, we see roe deer crossing the back field and a pair of tawny owls are often heard calling to one another.

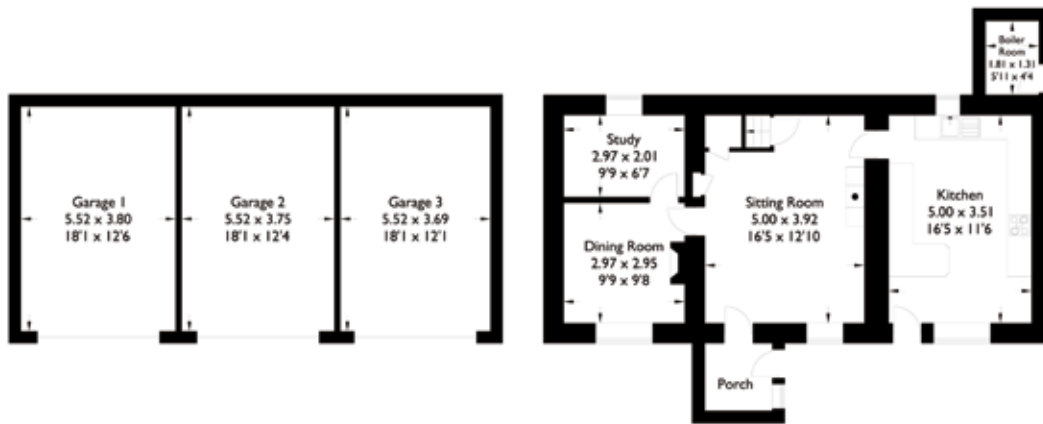






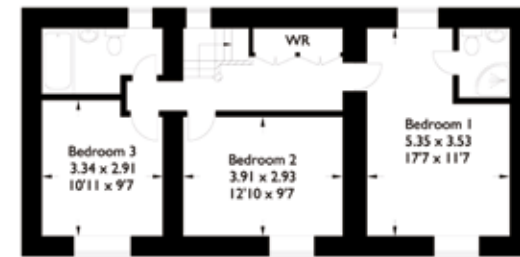
Nook House

Approximate Gross Internal Area : 124.00 sq m / 1334.72 sq ft
 Garage : 63.70 sq m / 685.66 sq ft
 Total : 187.70 sq m / 2020.38 sq ft



Garage

Ground Floor



First Floor

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



FURTHER INFORMATION

On the road

Dolphinholme	1.3 miles
M6 J33	3 miles
Garstang	7.5 miles
Preston	20.3 miles
Manchester	52.7 miles
Manchester airport	60 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.

Internet Speed

Broadband BT copper broadband to the property providing a standard speed of 11 Mbps download and for uploading 1 Mbps.

There are proposals to connect Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk to the property. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile Indoor: O2 for Voice (the vendors use Wi-Fi calling to provide a service at home)

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

Rail Journeys



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

Local Authority

Lancaster City Council

Services

Mains electricity.

Use of a private water supply from a spring and stored in a holding tank, both spring and tank are outside the boundary. The spring only serves Nook House and a few troughs in land belonging to Nook House Barn. LPG fired smart central heating from a Vaillant boiler in the boiler house.

Drainage to a private septic tank located in the back garden.

Security alarm.

Directions

what3words: ///news.spoons.skippers

Use Sat Nav **LA2 9AR** with reference to the directions below:

There are several ways to approach Nook House, but for ease we'll guide you in from the M6.

Exit the M6 at J33 and take the A6 in a southerly direction. Almost immediately off the roundabout, turn left onto Hampson Lane, proceed over the motorway and at the T junction, turn right onto Stoney Lane. You'll come to 'Five Lane Ends', turn left onto Bay Horse Road and immediately right onto the unmarked lane. Take the second turn on the left (there's a sign for Heversham House Farm) and then first on the left onto the private drive for Nook House, there is name sign on the gate post.

Things to do

Local leisure activities

Sports centre at Lancaster University

Cinema - The Dukes and Vue cinema, both in Lancaster

The Flower Bowl at Barton Grange is a great entertainment venue with sofa seated cinema, crazy golf, curling, ten pin bowling and two restaurants

Theatre - The Dukes, Lancaster Grand Theatre and in the summer there is open air theatre at Williamson Park, all in Lancaster

Nearby golf clubs at Lancaster and Garstang

Beacon Fell Country Park and The Bowland Visitor Centre

There's a great cycle path that runs from Conder Green through to Caton

Local eateries

Informal dining, cafes and pubs

The Fleece Inn, Dolphinholme

Bay Horse Inn, Bay Horse

The Barn, Apple Store and Daisy Clough (all at Scorton)

The Inn at Whitewell, Forest of Bowland

The Sun Hotel and The Quarterhouse, both in Lancaster

For fine dining

Angels Restaurant, Ribchester

The Italian Orchard, Broughton

Quite Simply French and Now or Never by Journey Social, both in Lancaster

Great walks nearby

Right from the door there is a network of footpaths and lanes where you can walk without hardly ever seeing any traffic.

Hopping in the car there is the whole of the Forest of Bowland AONB to explore including Nicky Nook, Harris End Fell and Grizedale Head. Within an hour you can also be in the heart of the Yorkshire Dales or the Lake District.

Please note

The drive is owned by Nook House Barn with full rights of access for Nook House. Repair and maintenance is shared between the two properties. A public footpath runs down the drive and after passing through the field gate bears left.

Schools

Primary

Dolphinholme Church of England Primary School

There is a selection of primary schools between Lancaster and Garstang

Secondary

Ripley St Thomas CoE Academy, Lancaster

Lancaster's two Grammar Schools

Garstang Community Academy, Garstang

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Myerscough College

Lancaster and Morecambe College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.

Hoover washing machine, Smeg fridge freezer and the tumble drier are all separately available by way of further negotiation.

Guide price £699,950

Council tax band - E

Tenure - Freehold



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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.

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