



Brookhouse

£650,000

Moorside Cottage, Brookhouse, Lancaster, LA2 9JP

Welcome to Moorside Cottage, a delightful home set in the sought-after village of Brookhouse. This Grade II listed cottage, dating back to the late 17th century, is rich in character and historic appeal. Thoughtfully extended, adapted, and tastefully updated over time, it now provides well-proportioned and beautifully presented living accommodation while retaining its original charm.

Brookhouse is a popular village nestled in the picturesque Lune Valley, near the Forest of Bowland Area of Outstanding Natural Beauty. Just six miles from Lancaster city centre, it offers excellent access to top-rated schools, including Lancaster Grammar and Queen Elizabeth School in Kirkby Lonsdale. The village and nearby Caton provide essential amenities and well-regarded primary schools. With the A683 and M6 just minutes away, Brookhouse is perfectly positioned for travel to the Lake District, Yorkshire Dales, and Morecambe Bay.

Quick Overview

- Nestled in the Popular Residential Area of Brookhouse
- Characterful Cottage
- Grade II Listed Property
- Well Established Wrap-Around Garden
- Four Versatile Reception Rooms
- Modern Kitchen with Separate Utility
- Peaceful Village Location
- Summer House with Power and Greenhouse
- Ample Off Street Parking and Garage
- Ultrafast Broadband Available*



3



3



4



D



Ultrafast
Broadband*

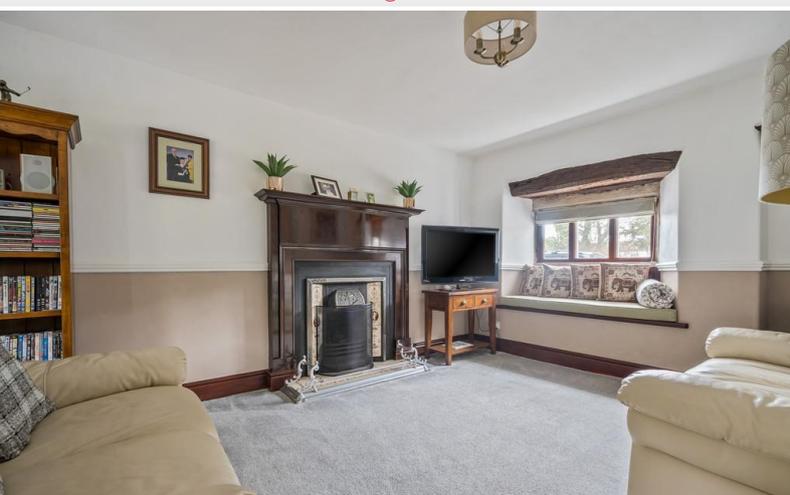


Driveway &
Garage

Property Reference: C2505



Dining Room



Living Room



Garden Room



Kitchen

Step inside and embrace the timeless charm of this character-filled home, where traditional stone mullion windows, exposed lintels, trusses, and beams come together in perfect harmony.

The dining room offers a welcoming ambiance, featuring a multi-fuel stove set within a stone surround, creating a perfect focal point. To the right, the main living room provides a cosy yet spacious retreat, enhanced by dual-aspect windows which offer views over the surrounding garden.

The kitchen is beautifully designed, exuding character with its elegant white panelled cabinetry, complementary granite worktop, and a charming cottage-style tiled splashback, whilst a classic farmhouse sink adds both style and practicality. Adjacent to the kitchen, a separate utility room provides the perfect space for storing coats and muddy boots, along with the added convenience of plumbing for a washing machine, a W.C., and a separate shower room, complete with direct access to the garden.

The garden room offers a bright and airy additional living space, featuring an apex ceiling and windows on three sides. Patio doors open seamlessly onto the garden patio, creating a perfect indoor-outdoor connection. Just off this room, a fourth versatile reception room currently serves as a cosy home office/snug but could easily transform into a further bedroom, offering flexibility to suit your needs.

Upstairs, the landing offers a generously proportioned space, ideal for a home office or a quiet seating area with picturesque views over the garden. The primary bedroom is a well-proportioned double, offering a pleasant front aspect and scenic views of the nearby church. An arched doorway leads to the ensuite shower room, which is beautifully modern, featuring stylish tiled surrounds, a walk-in shower with a waterfall showerhead and handheld attachment, a vanity sink, and toilet, all finished with nickel fixtures.

The two additional double bedrooms are full of character, neutrally decorated and boast ample space for all of your furnishings, with bedroom two having convenient built-in wardrobes. Completing this floor, the traditional bathroom boasts a delightful floral three-piece suite, including a pedestal sink, toilet, and bath with an overhead shower. A wall-mounted heated towel rail and brass fixtures add a touch of classic elegance.

As you arrive, a gated entrance welcomes you, leading to a spacious paved driveway with ample parking for multiple vehicles. The attached garage is fully equipped with power and lighting, offering practicality and convenience.



Kitchen



Bedroom One



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bathroom

The cottage is perfectly positioned to make the most of its surroundings, with the front facing northeast and the rear enjoying a sun-kissed southwest aspect. The thoughtfully designed outdoor spaces provide a variety of secluded spots for relaxation and entertaining, ensuring privacy and tranquillity throughout the day. Whether enjoying morning coffee on a sun-dappled bench, gathering with friends in the sheltered summerhouse or tending to homegrown vegetables in the greenhouse. The garden evolves beautifully with the seasons, offering something new to admire year-round.

Designed with both aesthetics and function in mind, the garden is artfully arranged around mature trees, winding pathways, and inviting seating areas. A blend of stone, cobbles, and brickwork adds texture and contrast, enhancing the garden's charm. A majestic ash tree creates a striking focal point, while the front lawn is framed by raised borders brimming with vibrant flowers, shrubs, and an array of fruit trees - including apples, blackcurrants, damsons, and plums.

Accommodation with approximate dimensions

Entrance Porch

Dining Room 15' 11" x 11' 5" (4.85m x 3.48m)

Living Room 15' 6" x 11' 2" (4.72m x 3.4m)

Kitchen 17' 7" x 10' 5" (5.36m x 3.18m)

Utility 10' 5" x 9' 10" (3.18m x 3m)

W.C. & Shower Room

Garden Room 20' 10" x 11' 11" (6.35m x 3.63m)

Study 9' 10" x 8' 0" (3m x 2.44m)

Bedroom One 14' 0" x 10' 9" (4.27m x 3.28m)

Ensuite

Bedroom Two 15' 10" x 7' 6" (4.83m x 2.29m)

Bedroom Three 11' 4" x 8' 6" (3.45m x 2.59m)

Main Bathroom

Garage 18' 7" x 9' 8" (5.66m x 2.95m)

Summer House 13' 6" x 9' 7" (4.11m x 2.92m)

Property Information

Tenure Freehold

Council Tax Band F - Lancaster City Council

Services Mains gas, water, electricity and drainage.
Ultrafast broadband available.

Energy Performance Certificate EPC Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.



Moorside Cottage



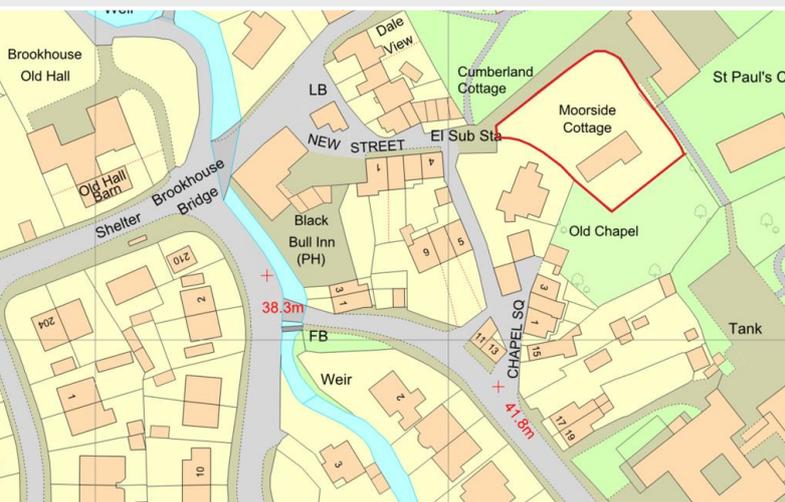
Garden



Summer House



Moorside Cottage



Ordnance Survey 01213236

Directions Exit the M6 at Junction 34, follow the A683 east towards Caton for about 3 miles. In Caton, turn right onto Brookhouse Road and continue into Brookhouse Village. Turn right onto New Street, where the property is located away from the road front.

What3Words ///surfer.training.snowy

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Moorside Cottage, Brookhouse, Lancaster, LA2



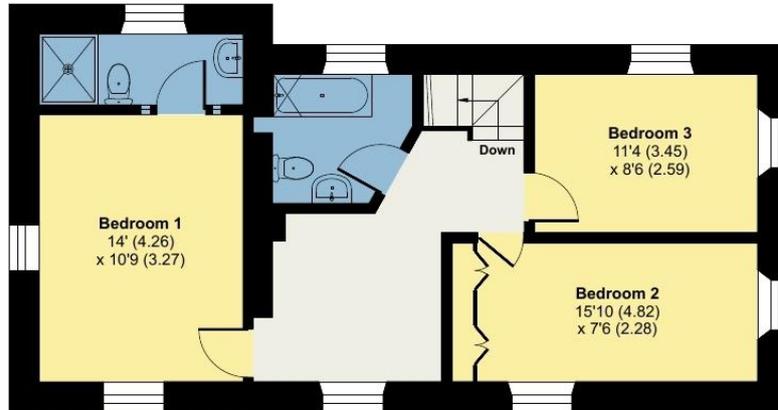
Approximate Area = 1673 sq ft / 155.4 sq m

Garage = 149 sq ft / 13.8 sq m

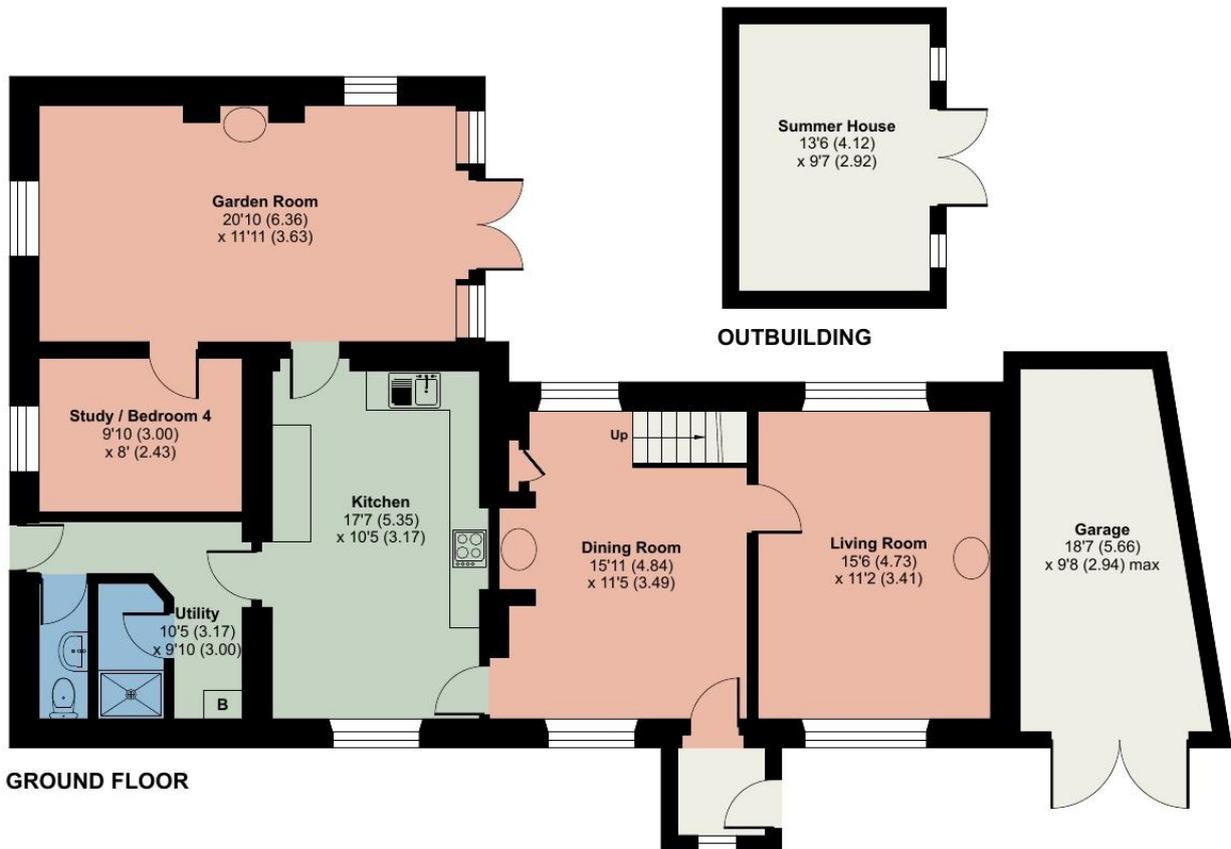
Outbuilding = 129 sq ft / 12 sq m

Total = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1261562

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/03/2026.

Request a Viewing Online or Call 01524 737727