

THE BOAT HOUSE

£550,000

Halton Hall Gardens, Halton-on-Lune, LA2 6LR

Looking for something completely different? A rare opportunity to be the new owner of this intriguing and charismatic boat house on the banks of the River Lune. Perfect as a main residence or weekend retreat, this is a truly unique property in an enviable setting - a haven for wildlife with riverside gardens and views not forgetting great access into Lancaster and onto the M6.





Welcome to **THE BOAT HOUSE**

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A beautiful Victorian boat house (Grade II Listed) in the heart of the Lune Valley nestled in a secluded position on the edge of the small village of Halton-on-Lune, approximately 2.5 miles east of Lancaster and within easy access to the M6 motorway.

The property was formerly the boat house to Halton Hall Country Estate and is set in generous, easily maintained grounds. This high quality property has been the home of the present owner for the past 35 years. There is an outstanding range of wildlife along this stretch of the River Lune including otters, herons and kingfishers. The owner has installed a camera and infra-red lighting in the boat house (under the sitting room floor) and watches the otters playing and fishing - **is this still there?**

Altogether it's unusual, whimsical and very different. A fabulous house from which to entertain - imagine the summer garden parties you could have, but equally well it would provide a secluded weekend retreat from a busy week. What could be better than 'messaging about' on the river?

At 1503 sq ft (including the boat house) it's compact and bijou but with ample gardens there is scope for an extension, subject to consent.

The wet dock boathouse offers enough depth for a rowing boat and has a side walkway for access.

There is a large two storey double garage with potential for an office/granny flat, subject to planning permission. The river is well known for its fine salmon and sea trout fishing and a permit may be obtained from the local angling club - what better hobby to have if you lived here?

This lovely boat house is an idyllic residence or could be a fabulous weekend cottage. Must be viewed to be fully appreciated.





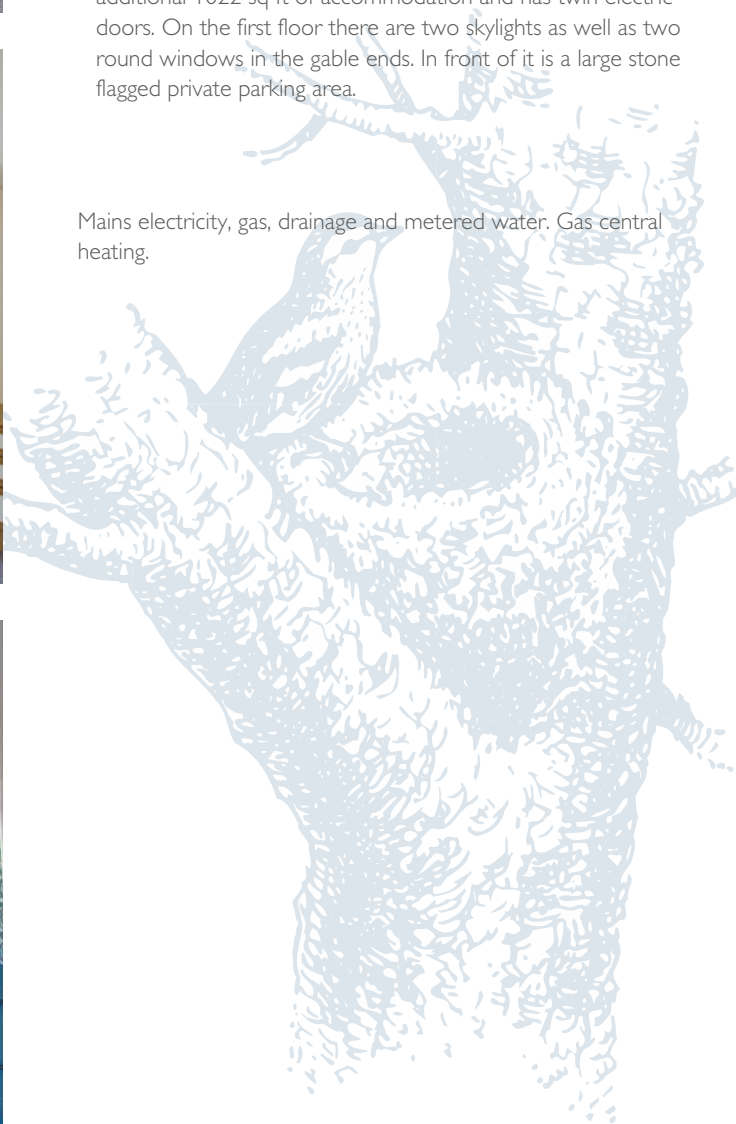
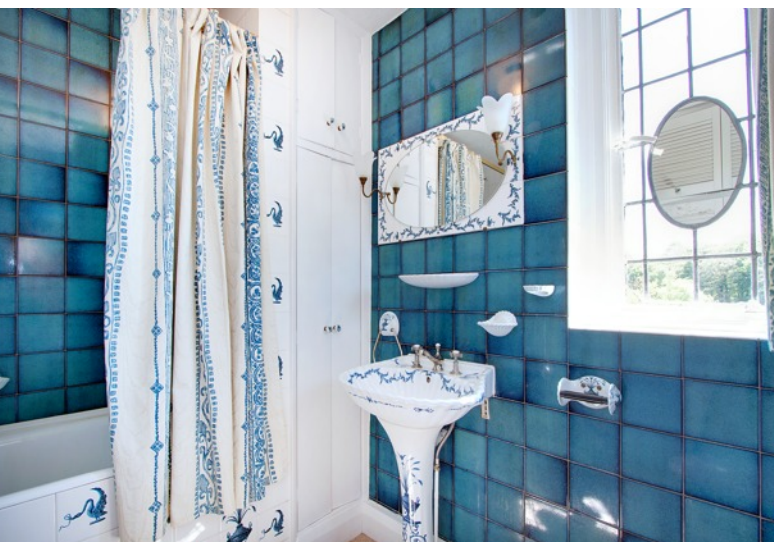


Messing about on the river...

- Quirky and characterful, a truly original period home
- Grade II Listed and with original features in almost every room.
- Dining room with a substantial stone open fireplace and a stone mullion and leaded feature window
- Charming sitting room with a Victorian cast iron fireplace under a beamed ceiling, but the most impressive feature here is the stone mullion oriel window with captivating views down the river - what better place to sit and watch the ducks or swans glide past or the occasional rower or swimmer? An ever changing view from the comfort of your own sitting room!
- Newly fitted stylish kitchen, small but perfectly formed with a door to the garden
- Three piece bathroom with an leaded window incorporating a round mirror and a second diamond shaped window
- Both bedrooms have fitted wardrobes and the main one has a stone mullion window and period fireplace
- The gardens hold the same charm as the house with a riverside terrace and separate lawn, both secluded seating areas. Flagged paths and folly like stone work and arches add interest and definition to the garden with mature planting and specimen trees including a rare Tulip tree
- The substantial detached double garage is a real asset and very flexible with the large first floor room - ideal as a home office, hobbies or craft room, gym or den. The garage offers an additional 1022 sq ft of accommodation and has twin electric doors. On the first floor there are two skylights as well as two round windows in the gable ends. In front of it is a large stone flagged private parking area.



Mains electricity, gas, drainage and metered water. Gas central heating.

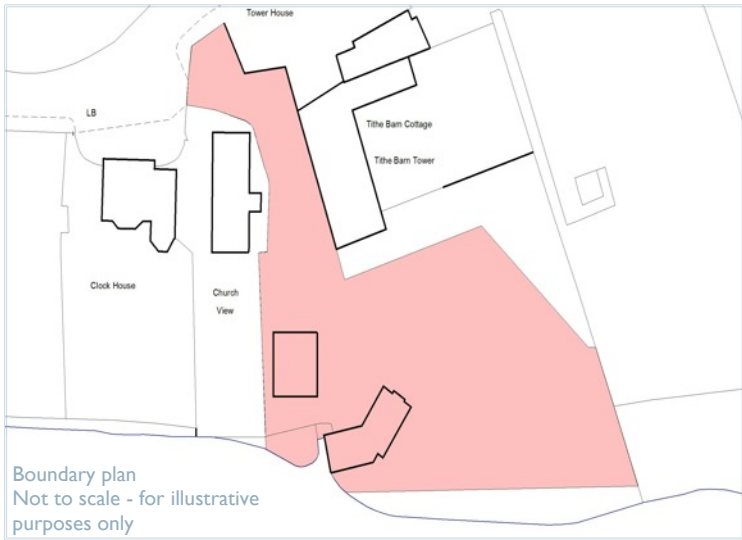


Navigating your way there...

As the name suggests, Halton on Lune is a small village on the north banks of the River Lune just north of Lancaster. It has a school, church, general shop and butchers, doctors' surgery, sports club and pub. There is good access to the scenically beautiful Lune Valley. Kirkby Lonsdale is 15 miles distant and there's good access into Lancaster (2.5 miles) and further afield via the M6 and J34 (0.9 miles).

Exit the M6 at J34 and at the major traffic lights, follow the signs for Morecambe/Heysham over the new bridge. At the roundabout, it's the third exit, signposted Halton. Proceed down the slip road, go left at the road end and under the bridge and into the village. The drive is on the right just before the house with the castellated top (Tower House). The Boat House's flagged parking is straight ahead.





Information

Council tax

The Boat House is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Lancaster City Council, Dalton Square, Lancaster LA1 1PJ

T: 01524 582000 www.lancaster.gov.uk

Please note

- All carpets, curtains, blinds, curtain poles, light fittings, integral white goods and greenhouse are included in the sale
- The access road from the highway belongs to The Boat House with three other properties having a right of access across
- There are tree preservation orders (TPOs) on a number of trees within the boundaries

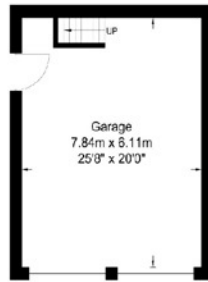


The Boat House

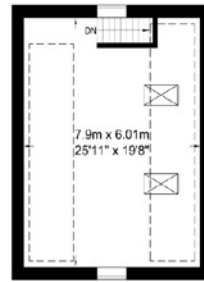
Approximate Gross Internal Area :- 139.69 sq m / 1503.61 sq ft

Garage :- 95.01 sq m / 1022.67 sq ft

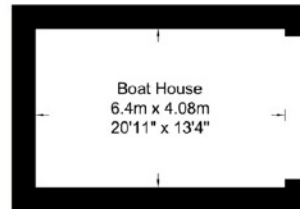
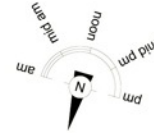
Total :- 234.7 sq m / 2526.28 sq ft



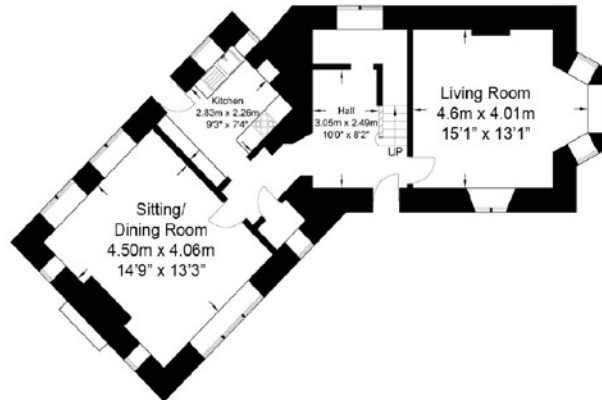
Garage Ground Floor



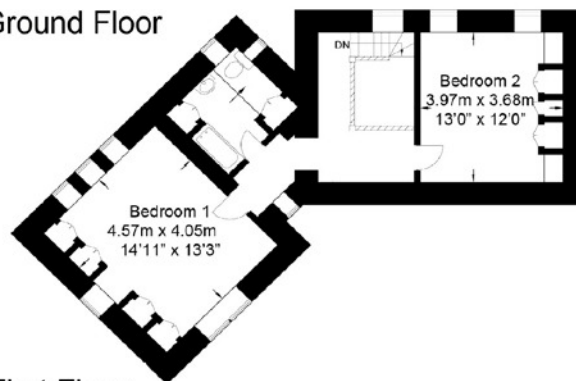
Garage First Floor



Lower Ground Floor



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

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