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Harmony Hall
Milnthorpe | LA7 7QE

Harmony Hall

Prominently seated within the centre of the village of Milnthorpe sits this imposing Georgian Grade II Listed detached home. Harmony Hall has a rich history, originally built by sea captain Joseph Fayrer, the property was completed in 1819 and was positioned and designed to be a vantage point from which to watch the ships come in at the former working harbour on the Kent Estuary. It has since been run as a school and a hotel before falling into the hands of the current owners nearly 40 years ago. Since then it has been sympathetically restored into a loving family residence. The accommodation, whilst in need of modernisation in parts, is spacious and grandly typical of the Georgian era with high ceilings and an abundance of well preserved original features. Set out over a total of four floors with ample reception space, large breakfast kitchen and a total of five bedrooms, of which one is ensuite. The converted cellar has been cleverly utilised as a home office/ library and benefits from its own private external access and walled courtyard. This is ideal for those looking to set up working from home or even has potential to create a self contained annexe, subject to relevant planning consents. Furthermore, there is also the spacious attic. This former servants quarters boasts a total of four rooms ideal for storage and it is here that you will find access to the original vantage point from which to enjoy views across the village and towards the Kent Estuary. The walled gardens that surround the property provide a lovely space with a surprising sense of privacy for such a convenient location. There is also a private driveway with parking for up to three vehicles and an outbuilding housing a work shop, potting store and WC.

The market town of Milnthorpe offers a good selection of amenities centred around the town square, including a doctors, dentist, supermarket and selection of independent shops, cafes, a restaurant and pub. It is well positioned for travel to both the beautiful Lake District National Park, popular market town of Kirkby Lonsdale and Kendal town centre with its well established high street. It is also ideal for those looking to commute as M6 access can be found an approximate 10 minute drive away and there is also the mainline train station at Oxenholme. For local schooling, the village offers a popular primary school and is also home to Dallam secondary school. It also sits within the catchment area for the renowned Lancaster Boys and Girls Grammar Schools and the Queen Elizabeth School at Kirkby Lonsdale.



A traditional wrought iron gate to the front leads along the path with lawns to either side, up to the impressively grand original Georgian entrance door with stone pillar surround. This opens up into the traditional entrance porch with original mosaic tiled floor and further into the entrance hall. Setting the tone for this elegant home, there are high ceilings from the outset and a beautifully crafted, original staircase curves up with a tall full length gallery sash window filling the space with natural light.

The sitting room continues with a typical Georgian display of high ceilings, picture rail and unique, intricate cornice mouldings. Enjoying a dual aspect that includes a large bay window overlooking the front lawn, it is again filled with natural light that emphasises its grand proportions. An impressive original marble fireplace with slate surround and hearth houses a Jet Master fire. The formal dining room also features a large bay window with a front aspect and working original shutters. The original marble fireplace with slate surround is flanked to either side by detailed alcoves. Adjoining the dining room is the former library which has recently been converted into a wet room and could lend itself to a number of purposes such as a cloaks room and WC. The kitchen is open plan to a breakfast room that is centred around a gas stove with exposed brick surround, create a homely hub to this traditional family home. There is external access from here in to the rear garden and further to the private driveway. The breakfast area provides ample space for occasional dining furniture for a more informal setting. Traditional quarry tiled floors continue into the kitchen with a range of wooden units topped with solid granite worktops that encompass a sink and half with drainer and a 2 door AGA, further supported by a NEFF combination microwave oven and there is also an undercounter freezer.

An inner hallway leads down a spiral staircase into the unexpected surprise of the spacious cellar. Even down here the original features continue with well maintained stone flagged floors and an open well protected by a glass screen. Part of the cellar has been cleverly converted into a home office and library that actually benefits from its own external access and private walled courtyard which can be accessed from the road. This space would therefore be ideal for conversion into say a self contained annexe or continuing use for those looking to work from home. There is even a WC and presently, two utility rooms with plumbing in place and further rooms left available including a large workshop/ studio and wine cellars.

The original staircase grandly leads up past the impressive gallery landing window to the first landing that provides access into a loft storage space, airing cupboard, double bedroom and modern house bathroom with freestanding bath and corner shower. Continuing up the stairs to the galleried landing where the final four double bedrooms can be accessed. The master bedroom enjoys good proportions and a wealth of original period features including dado rail, sash windows affording glimpses over the village square and towards the Kent Estuary and a cast iron fireplace with attractive tiled surround. There is also the added benefit of an ensuite shower room. A concealed staircase leads up to the attic. Believed to be the former servants quarters, this comprises of 4 spacious rooms that provide additional storage fit for the largest of families. As previously mentioned, there is also access from here onto the viewing point on the roof which would have been used by original owner Joseph Fayrer to check on his ships arriving at the former Kent Estuary port.









Tall wrought iron gates at the rear open onto the private driveway which affords parking for up to three vehicles. A flagged path leads through the lawn to the patio area and rear entrance into the breakfast kitchen. The garden is fully surrounded by tall stone walls, hedges and trees that create a sense of privacy in this convenient village centre location. Practically there is a green house, coal store and stone built outbuilding that houses a workshop, potting store and WC. The front lawn is further private space for families to enjoy, with colour borders and plantings found across the garden.

Directions

Travel along the A6 from Camforth towards Milnthorpe for approximately 6 miles. At the crossroads traffic lights, take the right hand turn onto the B6384, continuing along this road. Just after passing the Church on your right hand side, Harmony Hall is facing you on your left hand side.

Services

Mains services connected
Gas central heating

Tenure **Council Tax**
Freehold G



Harmony Hall

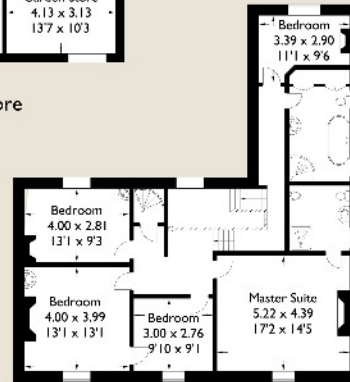
Approximate Gross Internal Area : 476.49 sq m / 5128.89 sq ft

Garden Store : 23.72 sq m / 255.32 sq ft

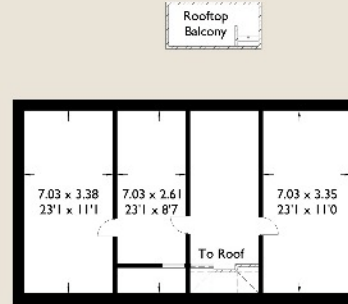
Total : 500.21 sq m / 5384.21 sq ft



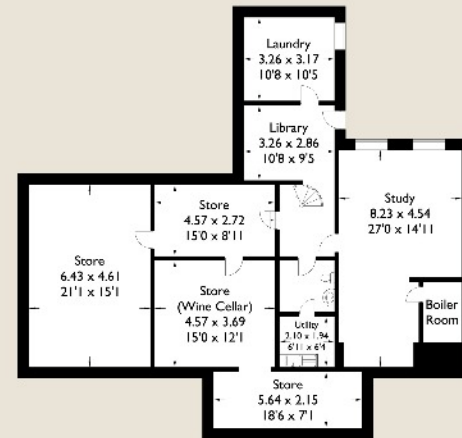
Garden Store



First Floor



Second Floor



Basement



Ground Floor



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents 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.



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