

MILL HOUSE

£1,300,000

Spout Lane, Wennington, LA2 8NX

On the outskirts of the popular Lune Valley village of Wennington, Mill House offers an extremely rare opportunity to acquire a site to create an exceptional country house with stables, ancillary guest accommodation with subterranean leisure complex with no occupation restrictions.

Mill House is Grade II Listed (formerly known as Moss House Farm Buildings) and was built as a model farm, being the latest technology in agricultural design in the 19th Century. In all, c. 3.88 acres (1.57 hectares).

If you are looking to create your own bespoke English country home, this is one not to miss!





For identification purposes only

Welcome to **MILL HOUSE**

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Planning consent - was granted by Lancaster City Council on the 6 March 2020 (reference: 19/00887/FUL) for 'change of use, conversion and extension of derelict farm buildings including mill, stables and ancillary accommodation into a residential dwelling (C3) with stables and ancillary guest and staff accommodation with new access and alterations to existing access point, together with engineering and landscaping works to create a new ancillary subterranean leisure complex (swimming pool) and garaging'. The vendor worked closely with Shaw & Jagger Architects to create this exceptional design.

Historical note - Grade II listed integrated cattle pens and stable forming part of a model farm, built in 1845 by W A F Saunders of Wennington Hall.

Planning proposal and concept - looks to renovate the existing Moss House Farm and outbuildings to create a new extension housing the facilities required for a modern family with impact on the existing built fabric kept to a minimum. The scheme aims to promote a high quality design and detail, through the addition of modern extension and the restoration of the existing buildings.

The proposal is to convert the existing model farm into a large country house with six bedrooms as well as the conversion of the stable crew yard into two additional guest apartments, staff accommodation, stables, garaging (by extension) and ancillaries (laundry, store rooms etc).

The main house (Mill House) is to be converted over three levels. The house will link through to a leisure complex with swimming pool, sauna and a seating area. The new leisure complex is housed within the footprint of the redundant silage clamps and is designed in a way to be a modern, minimalist glazed structure to blend in with its natural surroundings. There will be a sedum or turf roof softening the edges of the new extension, again minimising any visual impact on the landscape.

The stable block has been designed to work as an ancillary building to the main house providing guest/staff accommodation, laundries and storage as well as the stables. The guest accommodation provides two properties with two/three bedrooms with staff accommodation designed as a two bedroom cottage linked to a single room apartment for temporary staff.

Planning status - it is likely that the vendor will make a material start to the planning consent so that it is valid and in perpetuity.

Services - mains electricity and water. B4RN hyperfast broadband and mains gas are in the local vicinity. Interested parties are advised to make their own enquiries in this regard.



CGI external view of extension and garages

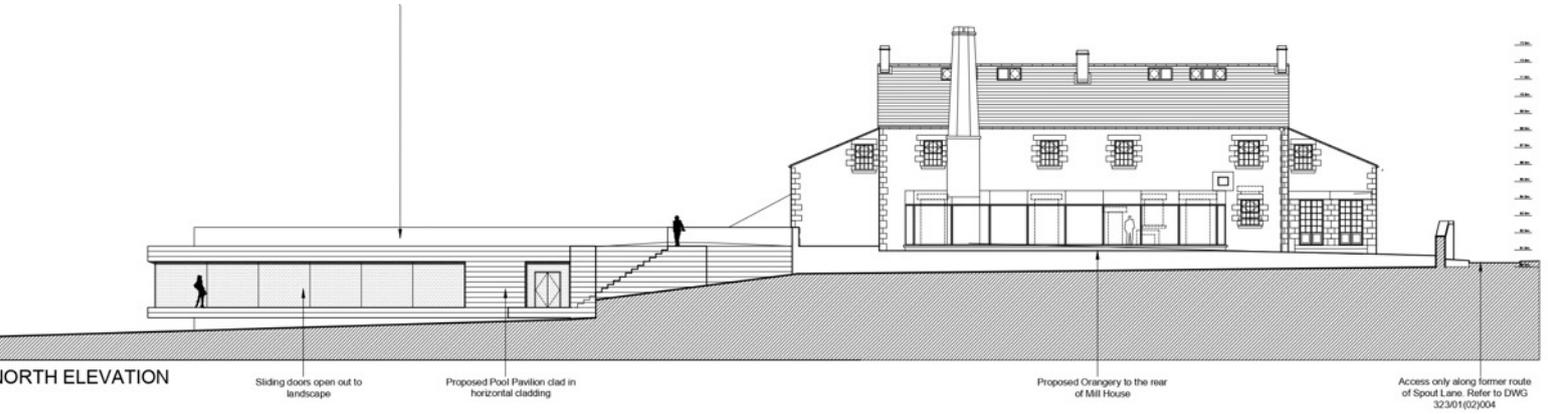
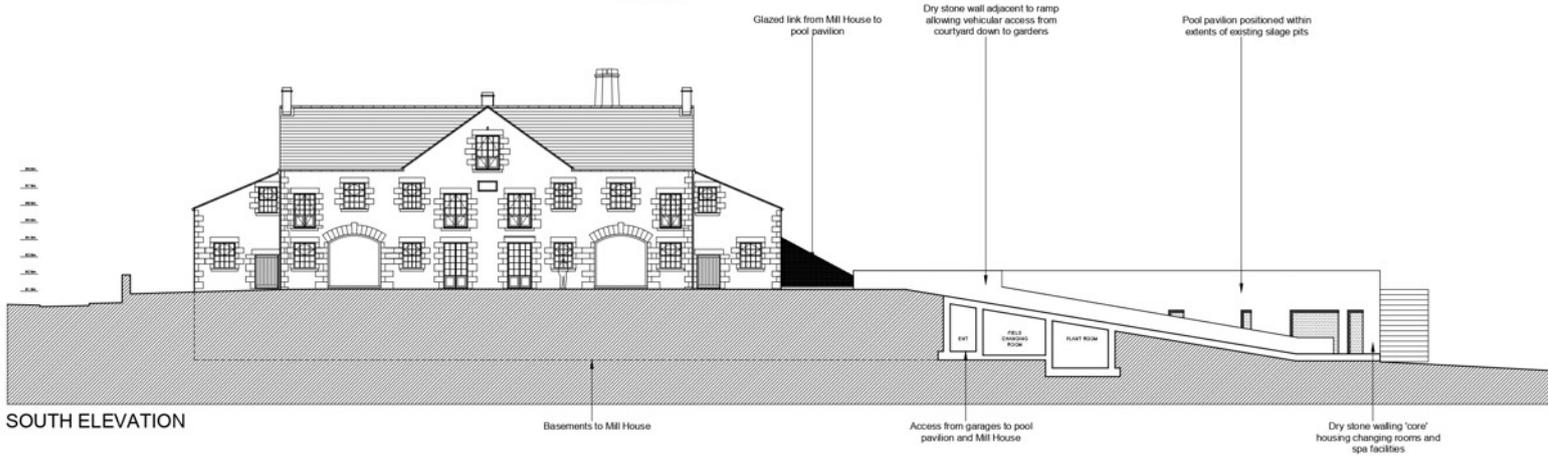


CGI external view of extension in context

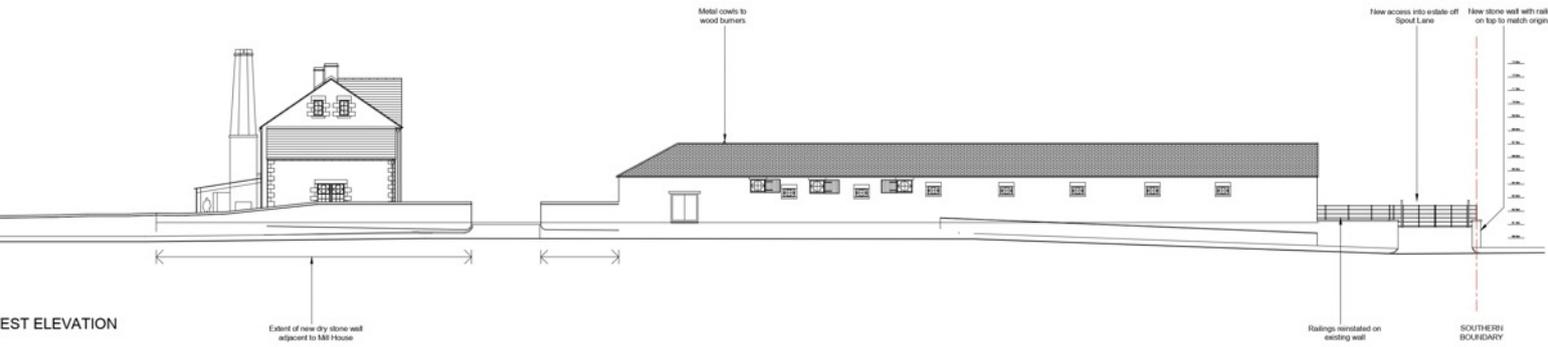
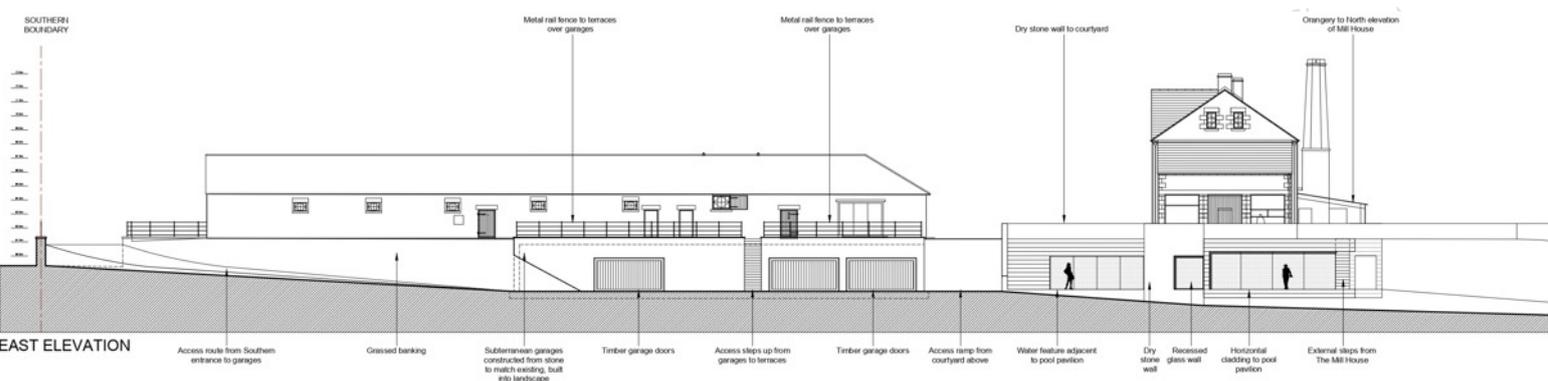


CGI of Mill House and stables





Proposed elevations





Picturesque Lune Valley setting



Wennington is a small Lune Valley village on the River Wenning. The village itself is nestled between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks (there's even a railway station in the village) making it popular for families and commuters alike.

In terms of **easy access to great local countryside**, you are surrounded! Set in the gently undulating Lune Valley, there is the neighbouring AONB of the Forest of Bowland and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors, the area provides a stunningly scenic natural playground for walkers, runners and cyclists as well as climbers, cavers, potholers and sailors.

Voted within the Top 10 places to live in the northwest for four years running by the Sunday Times, the Cumbrian market town of **Kirkby Lonsdale** (6.7 miles) is a very popular destination for local residents and tourists alike with much to offer in terms of places to eat and drink, independent shops as well as branches of Boots and Booths supermarket.

The Georgian City of **Lancaster** is 12.3 miles distant where you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent schools can be found at Sedbergh and Giggleswick.

To find the property - you can approach Wennington either from Wray, Melling or Low Bentham. Assuming you are travelling from the south leave the A683 before Hornby and follow signs to Wray, drive through to Wray and onward to Wennington. Once in the village you'll see the railway station on the right and the village greens on the left and right. Proceed and having left the village take the first turning on the left onto Spout Lane and after approx. 0.4 miles, the property is on the right

/// *what3words reference: energetic.craftsman.drones*



Aerial view



Useful information

Planning and Local Authority

Lancaster City Council, Dalton Square, Lancaster LA1 1PJ

T: 01524 582000 W: www.lancaster.gov.uk

Please note

- Viewings are strictly by appointment only with the selling agents. Please contact the office on 015242 74445
- The property is Grade II Listed - list entry number 1263122, date listed 24 September 1990
- A third party has a right of way across part of the track to the south of Mill House

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

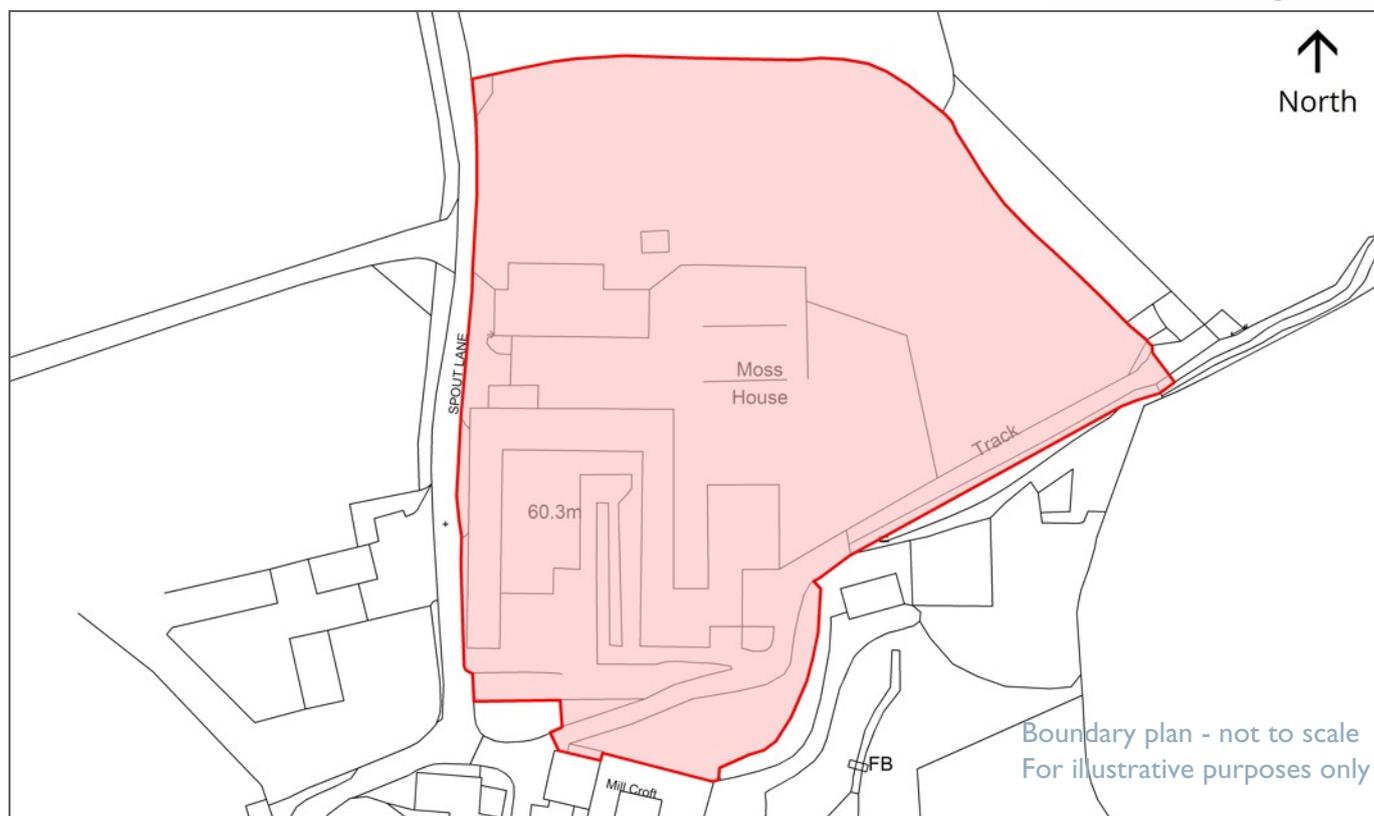
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estate agents



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