

## HAWTHORN HOUSE

£750,000

Tatham, LA2 8PL

**Magnificent scenery for miles and miles from this substantial detached barn conversion. It's a great family house set within grounds of 0.99 acres (0.40 hectares).**

In a quiet laneside setting with splendid views of The Three Peaks and open fields, Hawthorn House offers flexible accommodation with two reception rooms, dining kitchen, utility, cloakroom and three rooms currently used as a workshop, office and gym with mezzanine above. To the first floor are five bedrooms, one being en suite, family shower room and linen cupboard. Large detached garage with parking for four cars, gated access to a circular drive providing excellent parking and generous gardens with seating terrace, large lawns and wooded copse.

**An incredibly scenic rural location within the Forest of Bowland, easy to get to with a 'miles from anywhere' feel.**





## Welcome to **HAWTHORN HOUSE**

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### Here's our **TOP TEN** reasons to love Hawthorn House:

- 1. The stunning view!** The easterly vista is towards the fabulous Three Peaks (Ingleborough, Pen-y-ghent and Whemside) and to the west, far reaching views across open countryside. Many of the principal rooms enjoy either outlook.
- 2. Location, location, location** - this detached, spacious stone and slate barn, converted in 1980, is situated in a quiet rural country lane setting, with a 'middle of nowhere feel' yet is highly accessible for Lancaster, road and rail links.
- 3. It's really rather roomy** - the accommodation is flexible with a gross internal area of c. 3026 sq ft (281.1 sq m).
- 4. Make an entrance** - a flagged approach leads into the hall, with cloakroom off and stairs up to the attractive dining hall with wood burner set on a slate hearth. The dual aspect sitting room has a multi-fuel stove and flagged hearth, and in the summer months, sliding glazed doors lead out to the walled flagged terrace.
- 5. Sociable dining kitchen**, fitted with cream shaker style base and wall units, wood and granite worktops, Belfast sink, induction hob, electric oven and integral refrigerator and dishwasher. Backing up the kitchen is a good-sized **utility/laundry room**.
- 6. Not one, not two, but three as we like to call them 'anything' rooms.** The spaces are currently used as a workshop and an office and, in the former integral garage, a gym with an open riser staircase providing access to the mezzanine above.
- 7. Sweet dreams** - to the first floor, a striking gallery landing with window seat; a quiet spot to sit and take in the magnificent scenery. Off the landing are five bedrooms: the dual aspect principal bedroom is particularly spacious and has an en suite four piece bathroom. There is also a three piece shower room as well as a useful linen cupboard.
- 8. Garaging and parking** with a large detached garage having space for four cars, rubber matting to the floor, power, light and loft storage. Gated access leads to a circular gravel driveway providing plenty of parking for family and friends. Adjacent to the garage is a bin and wood store.
- 9. Generous gardens** - sitting in a plot of c. 0.99 acres (0.40 hectares) there are level lawns, planted beds and a walled seating terrace from which to enjoy the views. There is also a wonderful woodland copse, great for wildlife and huge fun for children's activities.
- 10. It's a great base for exploring** the Lakes and Dales National Parks and the Forest of Bowland AONB. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







## Escape to the country...

Surrounded by picturesque countryside and rolling hills, Tatham is part of the scattered community of Tatham Fells, which forms the upland part of the Tatham parish within the scenically renowned **Forest of Bowland AONB**, an area of outstanding natural beauty.

Whilst embracing country life it's reassuring to know that you are not far from local facilities - whether it's to post a parcel, buy a pint of milk or take part in community events. The nearest villages are:

**Lowgill** (3 miles) with a primary school, church and The Old School Village Hall.

**Low Bentham** (1.1 miles), together with neighbouring **High Bentham** (2.3 miles) a busy working town with two small supermarkets (Co-op and Spar), a post office/florists/greengrocer, a range of other shops and pubs and the Town Hall with regular events. Here you'll also find local doctors at Bentham Medical Practice. There's also a golf course and club house enjoying splendid panoramic views of Ingleborough.

**Wray** (3.2 miles) with an annual renowned Scarecrow Festival, post office/shop, tea room/garden centre and a popular pub.

**Hornby** (4.7 miles) with a swimming pool, an active Institute, post office/tea room, a well known butchers shop, general store and hairdressers.

8.9 miles away is the gem in the Lune Valley's crown, the attractive market town of **Kirkby Lonsdale** - there's a good range of local amenities and the well-regarded Queen Elizabeth School. The school bus has in the past stopped at the end of Cross Lane.

The Georgian city of **Lancaster** (13.3 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary. Lancaster is also home to the girls' and boys' grammar schools.

If you love the outdoors Tatham is also close to the National Parks of the **Yorkshire Dales** and **Lake District** and so perfect for those who enjoy walking or rambling, riding, running or cycling, climbing or potholing. Welcome to your playground!

### Surprisingly easy to reach...

Travel by road - access to the A65 is 5.1 miles with J34 of the M6 10.6 miles distant.

Travel by rail - Bentham railway station is convenient for daily commuting on the Lancaster to Leeds line. There is also a station at Wennington (2.3 miles). The nearest station on the west coast railway line is at Lancaster. From here there's a direct train to London Euston and Glasgow and Edinburgh.

Travel by air - Leeds Bradford Airport 47.6 miles, Manchester Airport 73.6 miles (with a frequent direct train from Lancaster) and Liverpool Airport 79.1 miles.

### To find the property ...

Cross Road can be approached from a variety of different directions, which makes it very accessible, although on first discovery the series of small lanes could be confusing. This is the easiest way, once you've got the hang of it, we can show you half a dozen more!

From Wennington, turn up Old Moor Road by the train station and continue to the 'T' junction. Turn left onto Long Lane, then immediately right onto Cross Road (there's white railings and a nameplate) and continue for a further 0.2 miles; Hawthorn House is on the right.

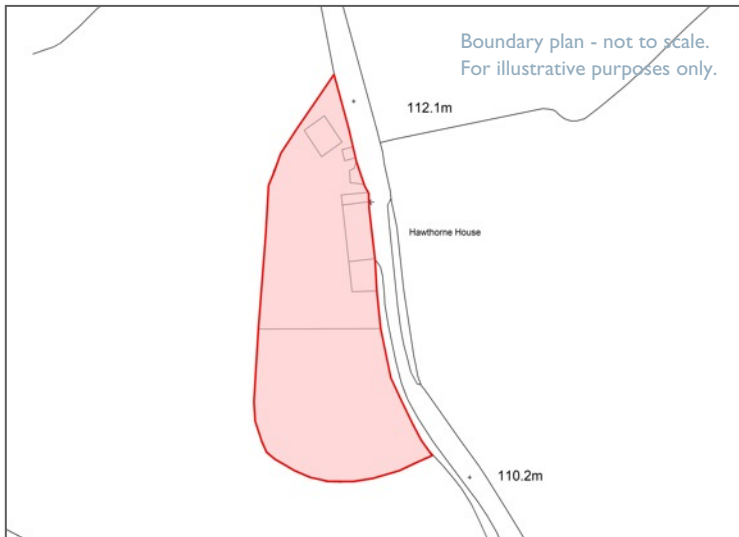
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# Services and specifications

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- Mains electricity and water
- Private drainage to a septic tank within the property's boundaries
- Biomass boiler heats the central heating and hot water with a wood burning stove in the dining hall and a multi fuel stove in the sitting room
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4m.org.uk](http://b4m.org.uk). This is fabulous news if you are looking to work from home and has made such a difference locally over the last year and equally so before then for all those looking to work some or all of the time from home and strike their perfect work/life balance
- Wooden and uPVC framed double glazed windows
- Security alarm





## The finer details

### Council tax

Hawthorn House is currently banded G 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](http://www.lancaster.gov.uk)

### Please note

- All carpets, curtains, blinds, curtain poles and light fittings are included in the sale
- Sofas and the dining table and six chairs are available by separate negotiation.

### Money Laundering

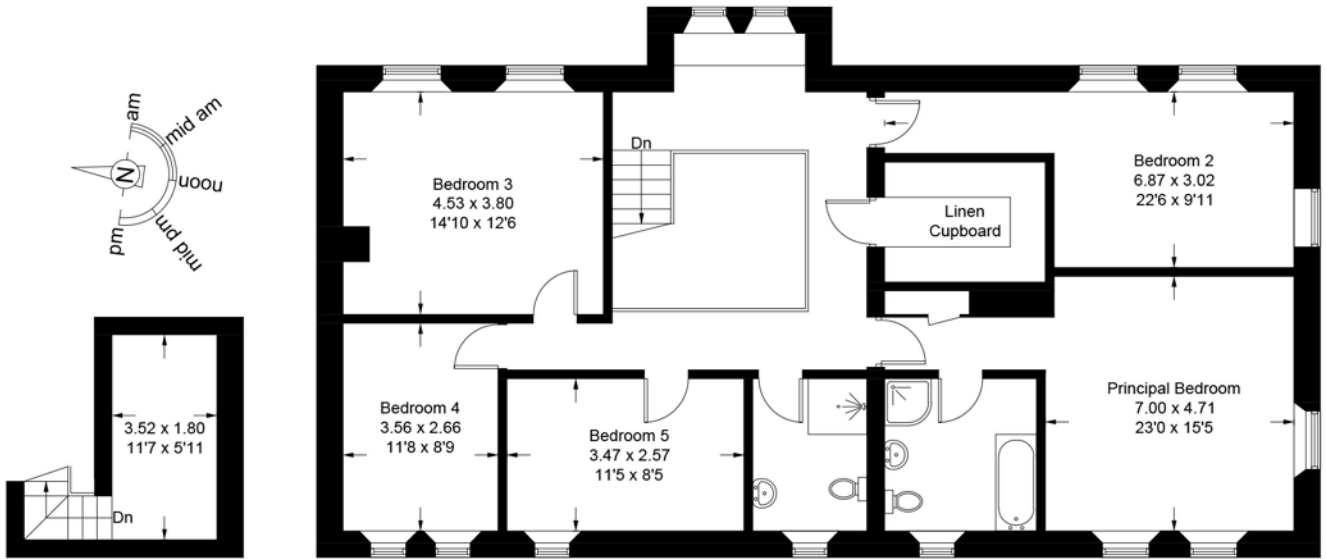
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

# Hawthorn House, Tatham, LA2 8PL

Approximate Gross Internal Area = 273.4 sq m / 2943 sq ft

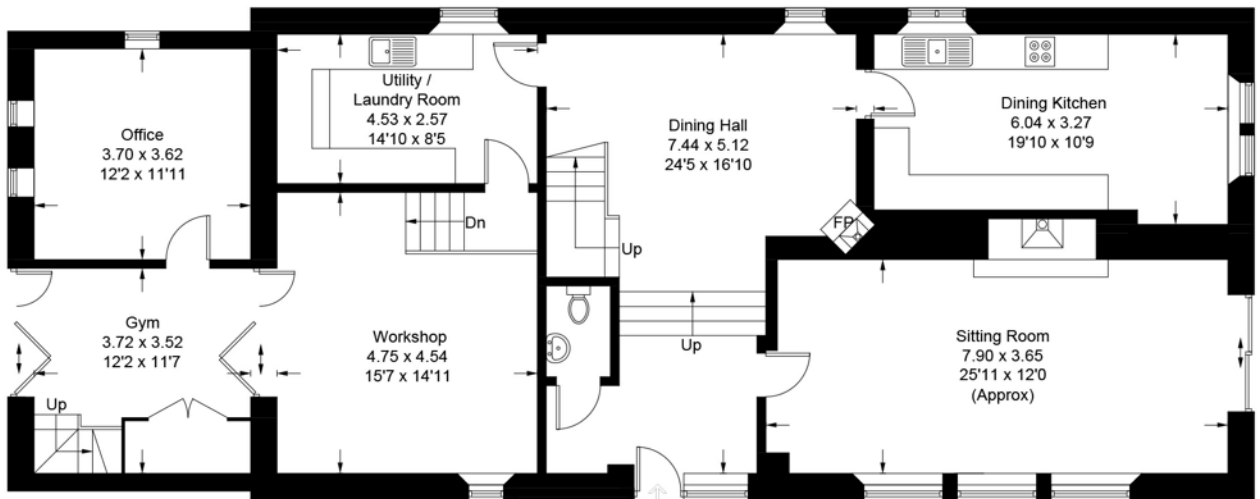
Mezzanine = 7.7 sq m / 83 sq ft

Total = 281.1 sq m / 3026 sq ft



Mezzanine

First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1041387)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			89
C (69-80)			
D (55-68)		58	
E (29-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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