



The Boat House

Halton





The Boat House



Nestled on the banks of the River Lune, the Boat House offers a rare blend of tranquility and charm. This unique property provides a peaceful riverside retreat, surrounded by nature, yet close to the heart of Halton village. The property's distinctive Victorian architecture complements its natural surroundings, creating an inviting atmosphere perfect for relaxation or entertaining.

The Boat House has been meticulously maintained and developed, preserving its historical significance while incorporating

modern conveniences. The entrance hall is striking, showcasing an intricate carved oak staircase. This elegant theme continues throughout the home, with oak doors, flooring, and sills framing charming leaded windows. Beneath the stairs, there is a convenient space for hanging coats and shelving, as well as housing for a Vaillant gas-fired central heating boiler and bespoke storage units — great for shoes and muddy boots.

It's an ideal home for hosting unforgettable summer garden parties, yet it also offers a perfect, peaceful escape from the hustle and bustle of daily life. The Boat House is more than just a home; it is a riverside retreat that offers a harmonious blend of history, luxury, and nature.



2 BEDS



1 BATH

- A truly "find me another" grade 2 listed Victorian boat house on the banks of the river lune in Halton.
- Large double detached garage, ample parking and expansive, manicured gardens within a plot of circa 0.4 acres.
- Large detached double garage with planning permission for ancillary accomodation - 22/01088/FUL
- Wet dock boat house housing space for shallow draft boats.... and otters!



Take a closer look...

Property Type:

Detached

Square Footage:

2526 sqft

Council Tax Band:

F

EPC Rating:

Fbc

Tenure:

Freehold

Why the Boat House?



The Boat House in Halton-with-Aughton is a charming and historically significant building nestled along the River Lune. Constructed in the early to mid-19th century, it originally served as the boathouse for Halton Hall, a country estate that once stood nearby. Its ground floor still retains the original boat entrance, marked by a pointed arch that hints at its utilitarian beginnings. The building was expanded in 1939 using salvaged squared sandstone from Halton Hall, giving it added character and reinforcing its connection to the estate's legacy.

In 1983, the Boat House was officially recognized for its architectural and historical importance when it was designated a Grade II listed building. The building stands in a conservation area rich in natural beauty and historical depth. Halton was once an industrious riverside village, home to mills and forges dating back to the 18th century. Today, the Boat House sits in a peaceful setting where wildlife such as otters, kingfishers, and herons are commonly seen.

Though no longer used for its original purpose, the Boat House is closely tied to the area's enduring boating and rowing traditions. The Lancaster John O'Gaunt Rowing Club, founded in 1842, and the Lancaster University Boat Club, now located in the old Halton railway station, continue to uphold a vibrant culture of river sports in the region.



The Garden



The gardens surrounding The Boat House are as enchanting as the home itself, featuring a blend of formal lawns, vibrant beds, and a more natural, wild area that attracts a variety of wildlife. Dotted throughout the garden are several historic stone arches, collected as follies by a former owner, each with its own intriguing backstory. A fabulous addition by the current owners is a purpose built, stand alone cabin fully fitted with power and a modern wood burning stove. There is plenty of natural light which floods the room — it really is the epitome of luxury and functionality.



Garage



Parking



Garden



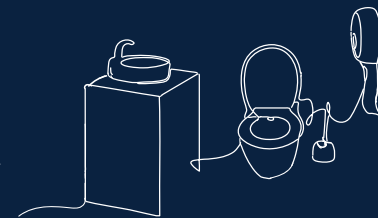
The Dock & Garage



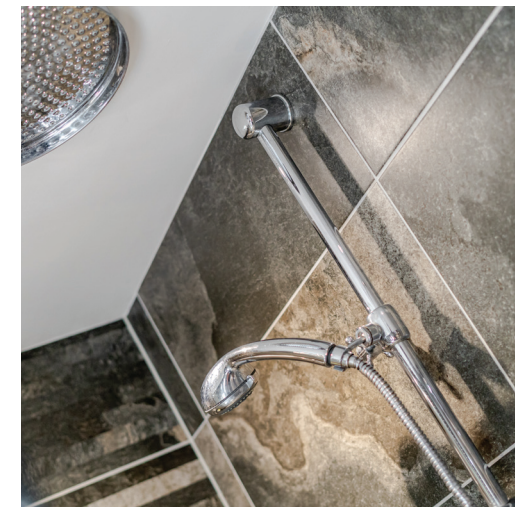
Alongside a large, freshly paved driveway, the property offers an imposing double garage and a private wet dock. The dock supplies ample draught for a rowing boat, complete with a side walkway and stone-built quay. It also provides direct access to the lower stretch of the River Lune, renowned for its excellent summer fishing.



The Bathroom



The state-of-the-art bathroom provides a spa-like experience with its luxurious fixtures and contemporary design.

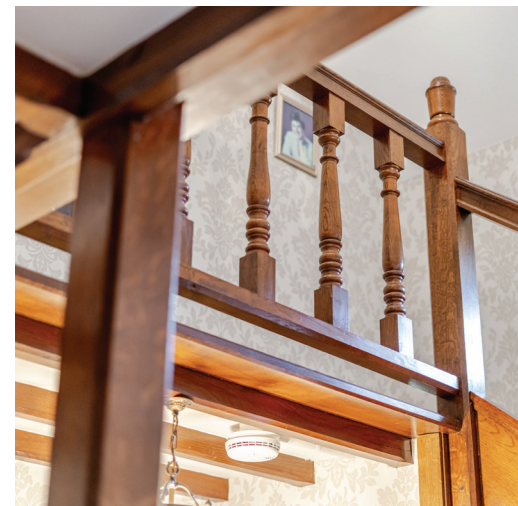




The Bedrooms



The property boasts two well-appointed bedrooms, each offering comfort, style and storage. The second bedroom has a beautiful free standing bath tub as well which really adds a hint of luxury to the space.



Kitchen & Dining Room

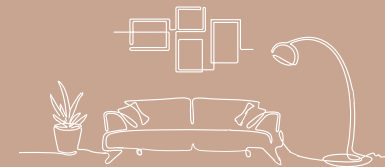


The heart of the home is the ultra-modern Siematic kitchen, equipped with top-of-the-line appliances and sleek finishes. The beautiful dining room is a highlight of the house with oak flooring, beamed ceiling and a stunning bay window overlooking the river.



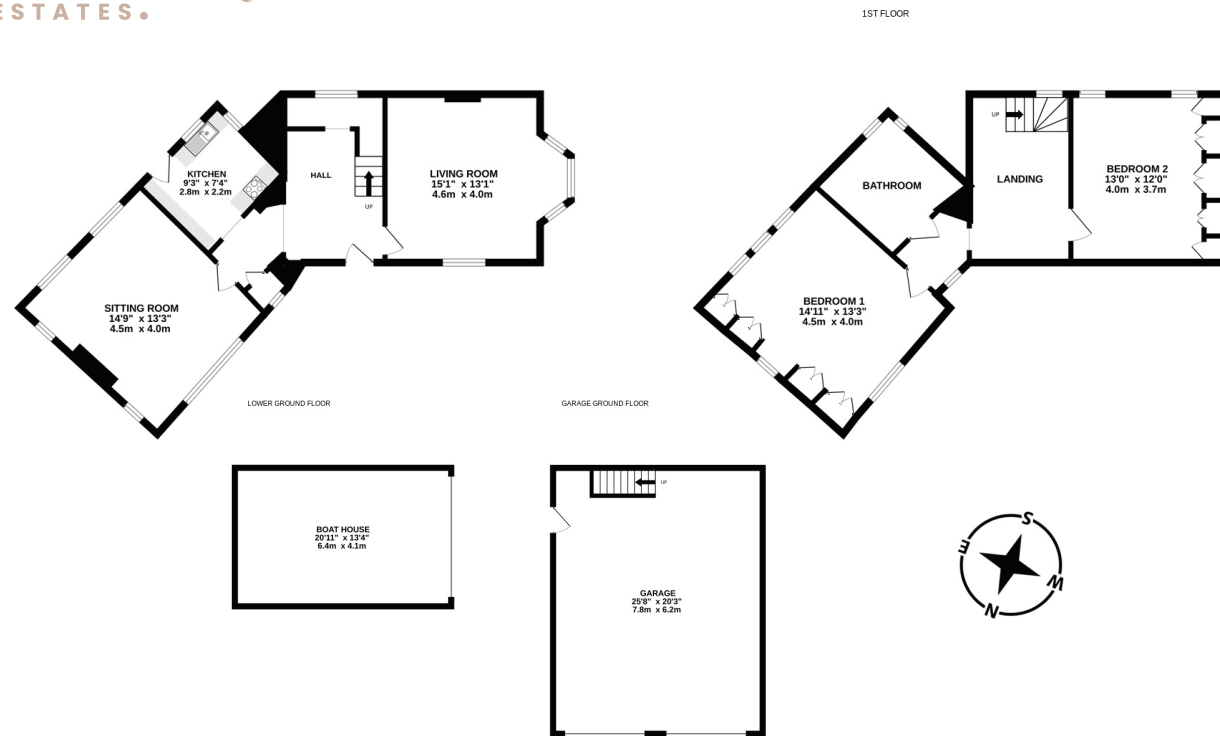


The Lounge



Adjacent to the kitchen is a spacious living area that enjoys breathtaking views of the river, creating a serene atmosphere for relaxation and entertaining. Curl up in front of the roaring open fire with a good book or grab the binoculars and keep an eye out for fabulous wildlife.





Total Area: 234.7 sq. metres (2526 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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