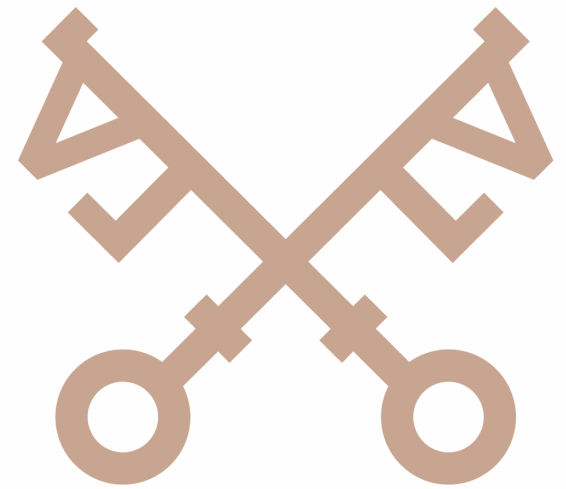




The Red Door Halton

 **lunevalley**
ESTATES.

THE RED DOOR, HALTON



An exceptional opportunity to acquire the well-established and highly regarded The Red Door, a Grade II listed property that combines a thriving hospitality business with beautifully spacious (2734 sqft) family-orientated living accommodation above. Steeped in charm and full of character, The Red Door is more than a café – it is a landmark within the heart of Halton village and an integral part of the community. With its welcoming interiors, flourishing reputation, and homely atmosphere, it offers buyers not just a business but an enviable way of life.

What truly sets The Red Door apart is the lifestyle it offers. This is not simply a place of work – it is a business and home intertwined, creating an opportunity that is particularly suited to families seeking both community and balance. The café operates with manageable hours, allowing owners to enjoy the rare luxury of time outside of work – something almost unheard of in the hospitality industry. This creates space for family life, while the café itself naturally becomes an extension of the home: a place where children grow up in the heart of the village, surrounded by familiar faces, neighbours, and the steady rhythm of village life. The atmosphere is warm and family-focused, making the business feel as much like home as it does work. It is a chance to step into a role at the very centre of the community – where the café becomes not just a business venture, but a source of pride and belonging.



Property Type:

Semi-Detached

Square Footage:

2733 sqft

Council Tax Band:

TBC

EPC Rating:

A

Tenure

Freehold

Take a closer look...





Why Halton?

THE VILLAGE OF HALTON IS ONE OF LANCASTER'S MOST DESIRABLE AND WELCOMING COMMUNITIES. SURROUNDED BY OPEN COUNTRYSIDE AND THE BEAUTIFUL RIVER LUNE, IT OFFERS THE BEST OF BOTH WORLDS — A PEACEFUL, RURAL FEEL WITH ALL THE CONVENIENCE OF BEING JUST A FEW MINUTES FROM THE CITY.

FAMILIES ARE PARTICULARLY DRAWN HERE FOR THE HIGHLY REGARDED ST WILFRID'S PRIMARY SCHOOL, AS WELL AS THE SENSE OF COMMUNITY THAT DEFINES VILLAGE LIFE. THE HALTON COMMUNITY CENTRE HOSTS EVERYTHING FROM EXERCISE CLASSES AND CLUBS TO SOCIAL EVENTS AND MARKETS, CREATING A REAL SENSE OF TOGETHERNESS.

THERE'S A VILLAGE SHOP AND POST OFFICE, A POPULAR PUB, AND THE MUCH-LOVED HALTON MILL — A CREATIVE WORKSPACE AND CAFÉ THAT BRINGS LOCALS TOGETHER AND HOSTS REGULAR EVENTS, EXHIBITIONS, AND WORKSHOPS. FOR THOSE WHO LOVE THE OUTDOORS, HALTON IS A HAVEN. THE LUNE VALLEY CYCLE PATH RUNS DIRECTLY THROUGH THE VILLAGE, PROVIDING A TRAFFIC-FREE ROUTE ALL THE WAY INTO LANCASTER AND BEYOND TO MORECAMBE BAY. THE NEARBY FORGE WEIR AND HYDRO ARE BEAUTIFUL SPOTS TO ENJOY A RIVERSIDE WALK, WATCH WILDLIFE, OR SIMPLY UNWIND.

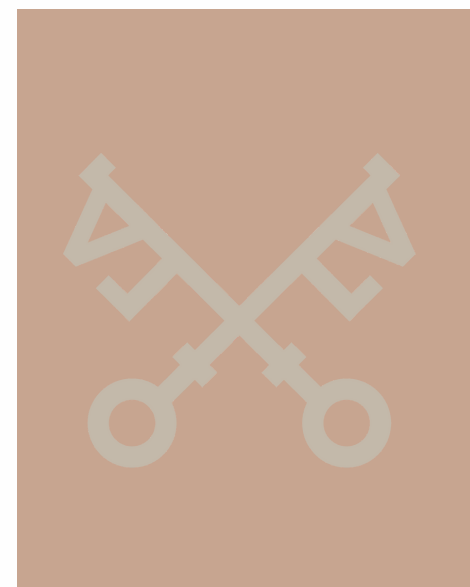
The Red Door, Halton





ADJOINING THE PROPERTY IS A SUBSTANTIAL BARN, CURRENTLY USED AS STORAGE BUT OFFERING INCREDIBLE FLEXIBILITY. IT INCLUDES A MEZZANINE LEVEL HOUSING A BIOMASS BOILER, ENSURING THE PROPERTY BENEFITS FROM SUSTAINABLE AND EFFICIENT HEATING. THE BARN PROVIDES GENEROUS ADDITIONAL STORAGE SPACE BUT COULD ALSO LEND ITSELF TO ALTERNATIVE USES OR FURTHER DEVELOPMENT (SUBJECT TO THE RELEVANT PERMISSIONS) — OPENING UP EXCITING POSSIBILITIES FOR EXPANSION OF THE BUSINESS OR CONVERSION INTO ADDITIONAL LIVING OR LEISURE SPACE.







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WHERE CAN I FIND...



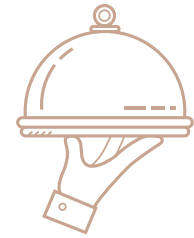
The Closest Schools?

St Wilfred's CofE - 10 Minute Walk
Caton Primary School - 10 Minute Drive



The Local Shop?

Premier - 10 Minute Walk



A Delicious Meal?

Black's Finest Fish & Chips
- 10 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Greyhound - 5 Minute Walk



Closest Transport Links

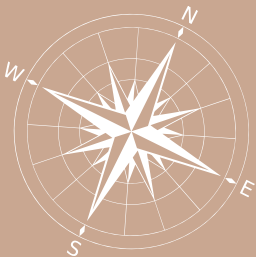
Junction 34 - 5 Minute Drive
Bus Stop Over The Road For
Lancaster & Kirkby Lonsdale







Floor Plans Are Approximate And For Illustrative Purposes Only. Measurements May Vary



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Red Door

Halton

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