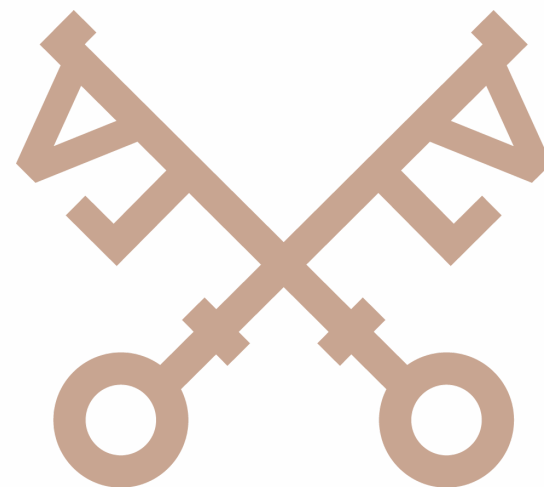




Marybank Farm Caton Green



MARYBANK FARM, CATON GREEN



Marybank Farm is a truly enchanting Grade II listed farmhouse, dating back to the late 17th century and beautifully positioned in the peaceful, rolling landscape of Caton-with-Littledale. This is a home that immediately captures the imagination. Its golden sandstone walls, stone slate roof, and thoughtfully preserved architectural features radiate warmth, history, and a rare sense of continuity. Approached through a charming curved dry-stone wall and framed by mature gardens and a graceful weeping tree, the property feels like a timeless rural haven—somewhere you instinctively slow down, breathe more deeply, and feel entirely at ease.

Step inside, and the house unfolds with a wonderful sense of character and generosity. With nearly 2,900 sq. ft of living space set across four levels, Marybank Farm offers room to grow, relax, entertain, and retreat. Every corner reflects the craftsmanship of its era: thick stone walls, exposed beams with centuries of stories in their grain, deep-set windows that catch the soft northern light, and fireplaces that have warmed generations. The main living room and snug are effortlessly atmospheric—spaces designed not by any modern trend, but by time, purpose, and comfort. A wood-burning stove crackling invitingly, making these rooms perfect for winter gatherings, quiet reading days, or dramatic retellings of how you bravely battled the elements to bring in the logs.





Take a closer look...



Property Type:

Character

Property

Square Footage:

2882 sqft

Council Tax Band:

G

EPC Rating:

C

Tenure

Freehold



Why Caton Green?

CATON GREEN IS A WONDERFULLY PEACEFUL AND PICTURESQUE CORNER OF THE LUNE VALLEY, OFFERING THE PERFECT BLEND OF RURAL CHARM AND MODERN CONVENIENCE. SURROUNDED BY ROLLING COUNTRYSIDE WITHIN THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY, IT PROVIDES BEAUTIFUL VIEWS, ABUNDANT WALKING AND CYCLING ROUTES, AND A STRONG SENSE OF TRADITIONAL VILLAGE CHARACTER. THE NEARBY COMMUNITIES OF CATON AND BROOKHOUSE OFFER LOCAL SHOPS, CAFÉS, PUBS AND AMENITIES, WHILE LANCASTER IS JUST MINUTES AWAY FOR WIDER SERVICES, SCHOOLS AND TRANSPORT LINKS. WITH ITS HISTORIC ROOTS, FRIENDLY ATMOSPHERE AND EASY ACCESS TO BOTH NATURE AND CITY LIFE, CATON GREEN IS AN EXCEPTIONALLY ATTRACTIVE PLACE FOR HOMEBUYERS SEEKING TRANQUILLITY WITHOUT ISOLATION — A SETTING WHERE THE LANDSCAPE, HERITAGE AND COMMUNITY TRULY ENHANCE EVERYDAY LIVING.

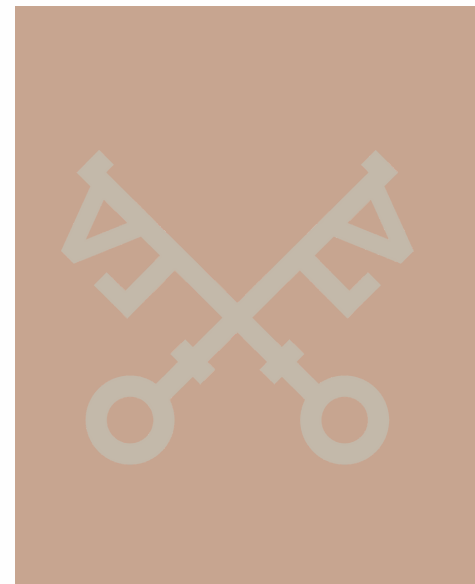
Marybank Farm, Caton Green





OUTSIDE, MARYBANK FARM TRULY EXCELS. THE GARDEN FEELS LIKE AN EXTENSION OF THE SURROUNDING COUNTRYSIDE—A HARMONIOUS BLEND OF OPEN LAWN, MATURE PLANTING, AND THOSE BREATHTAKING PANORAMIC VIEWS ACROSS THE LUNE VALLEY. A SIMPLE WOODEN BENCH SITS PROUDLY OVERLOOKING THE LANDSCAPE, INVITING YOU TO SIT, PAUSE, AND APPRECIATE THE ENDLESS TAPESTRY OF FIELDS, WOODLAND, AND SHIFTING SKY. IT IS THE PERFECT SPOT FOR MORNING COFFEES, QUIET CONTEMPLATION, OR SIMPLY PRETENDING YOU ARE THE PROTAGONIST OF AN ESPECIALLY PEACEFUL PERIOD FILM. THE SENSE OF TRANQUILLITY HERE IS REMARKABLE; IT'S A GARDEN DESIGNED NOT JUST TO BE SEEN, BUT TO BE FELT.











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WHERE CAN I FIND...



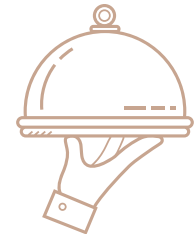
The Closest Schools?

St Pauls CofE Primary School - 3
Minute Drive & 17 Minute Walk



The Local Shop?

Co-Op - 4 Minute Drive



A Delicious Meal?

The Station Hotel - 3
Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Black Bull - 2 Minute Drive
& 15 Minute Walk



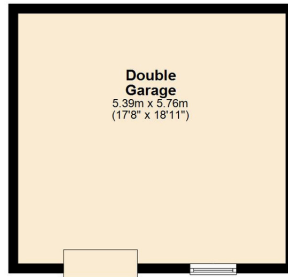
Closest Transport Links

Bus - Nursing Home Stop - 3
Minute Walk
Rail - Wennington Station - 10
Minute Drive

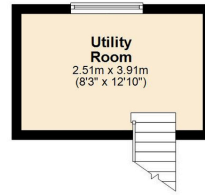




Double Garage
Approx. 31.0 sq. metres (334.2 sq. feet)



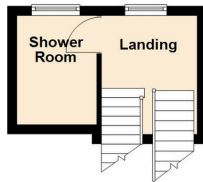
Basement
Approx. 9.8 sq. metres (105.6 sq. feet)



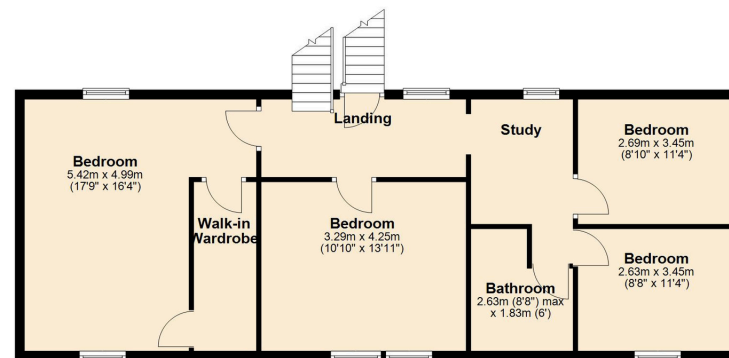
Ground Floor
Approx. 76.6 sq. metres (824.3 sq. feet)



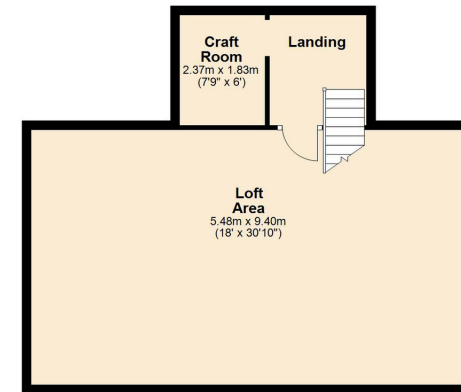
First Floor
Approx. 9.6 sq. metres (102.8 sq. feet)



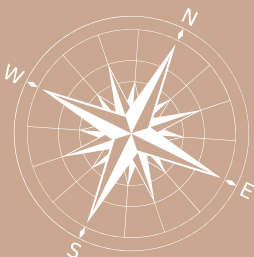
Second Floor
Approx. 79.3 sq. metres (854.1 sq. feet)



Third Floor
Approx. 61.4 sq. metres (661.1 sq. feet)



Total area: approx. 267.8 sq. metres (2882.1 sq. feet)



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.

Marybank Farm Caton Green

Marybank Farm, Caton Green, LA2 9JG



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