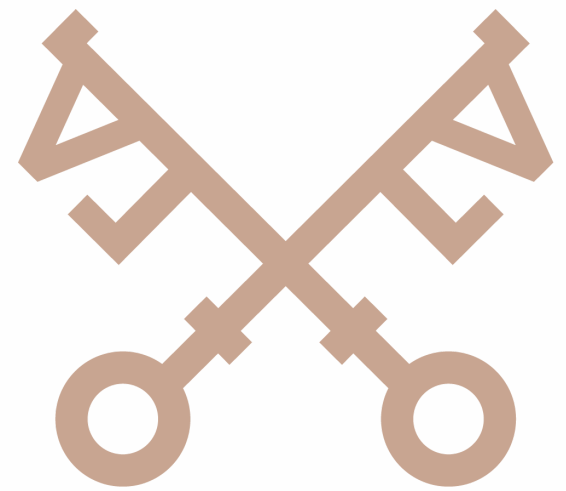




Holly Barn, Forton

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HOLLY BARN - FORTON



A Rare Opportunity To Acquire A Stunning 17th Century Barn Conversion In The Heart Of The Lancashire Countryside. Combining Exceptional Character, Luxurious Modern Living And Beautiful Gardens, Holly Barn Also Benefits From A Private Meadow Of Approximately $\frac{3}{4}$ Acre Opposite The Property, Creating The Perfect Rural Lifestyle Package.

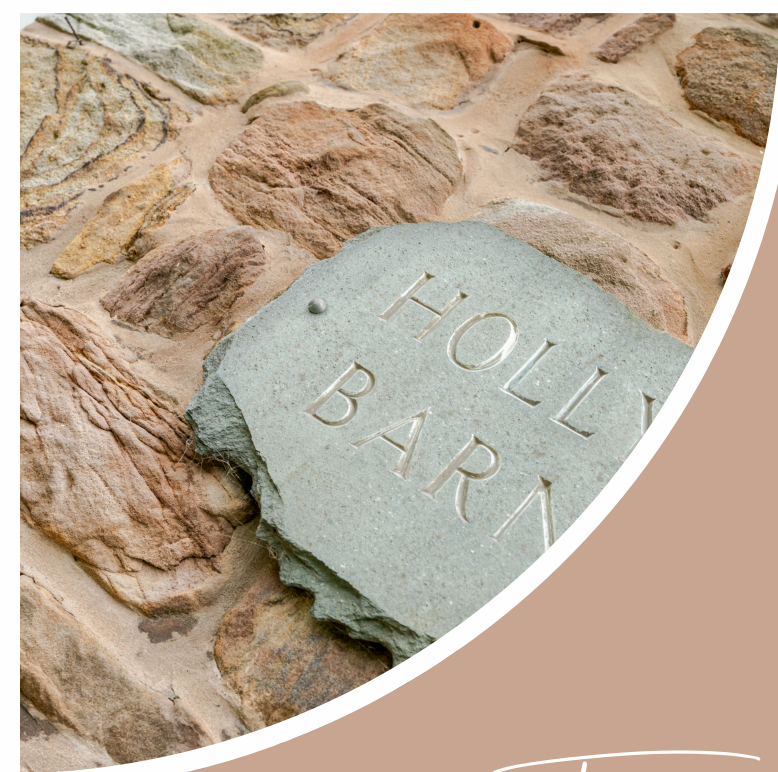
Holly Barn is a truly exceptional country home, offering the rare combination of a beautifully converted 17th-century stone barn, outstanding living accommodation and an idyllic rural setting with the additional benefit of a field of approximately $\frac{3}{4}$ acre situated directly opposite the property.

Sympathetically transformed to an exacting standard, this remarkable three-bedroom residence perfectly balances character and contemporary comfort. Exposed beams, original stonework, vaulted ceilings and traditional barn features blend effortlessly with modern finishes, creating a home that is both elegant and welcoming.

Enjoying a private position surrounded by rolling Lancashire countryside, Holly Barn offers a lifestyle that is increasingly difficult to find; peaceful, rural and picturesque, yet within easy reach of Lancaster, Garstang, Preston and the M6 motorway.



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Take a closer look...



Property Type:

Barn Conversion

Square Footage:

1900 sqft

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold



Why Forton?

NESTLED AMIDST THE BEAUTIFUL LANCASHIRE COUNTRYSIDE, FORTON OFFERS AN EXCEPTIONAL QUALITY OF LIFE FOR THOSE SEEKING THE PERFECT BALANCE BETWEEN RURAL TRANQUILLITY AND MODERN CONVENIENCE. SURROUNDED BY ROLLING FARMLAND AND SCENIC LANDSCAPES, YET JUST MOMENTS FROM THE M6, THE VILLAGE PROVIDES EXCELLENT ACCESS TO LANCASTER, GARSTANG, PRESTON AND THE LAKE DISTRICT. PARTICULARLY POPULAR WITH FAMILIES, FORTON BENEFITS FROM A WELL-REGARDED PRIMARY SCHOOL WITHIN THE VILLAGE, WHILE A RANGE OF HIGHLY REGARDED SECONDARY SCHOOLS CAN BE FOUND IN NEARBY GARSTANG AND LANCASTER, INCLUDING THE RENOWNED LANCASTER GRAMMAR SCHOOLS. WITH ITS STRONG SENSE OF COMMUNITY, CHARMING LOCAL AMENITIES AND ABUNDANCE OF WALKING, CYCLING AND OUTDOOR PURSUITS ON THE DOORSTEP, FORTON HAS BECOME AN INCREASINGLY SOUGHT-AFTER LOCATION FOR BUYERS LOOKING TO EMBRACE A MORE RELAXED WAY OF LIFE. COMBINING PICTURESQUE SURROUNDINGS WITH EXCELLENT SCHOOLING AND SUPERB CONNECTIVITY, FORTON IS A VILLAGE THAT OFFERS COUNTRYSIDE LIVING WITHOUT COMPROMISE.

Holly Barn, Forton





EXTERNALLY, HOLLY BARN CONTINUES TO IMPRESS. THE BEAUTIFULLY MAINTAINED GARDENS ARE BORDERED BY MATURE TREES, SHRUBS AND FLOWERING PLANTS, CREATING A PEACEFUL HAVEN TO ENJOY THROUGHOUT THE SEASONS. A PRIVATE PEBBLED DRIVEWAY LEADS TO A DETACHED STONE-BUILT GARAGE WITH POWER AND WATER CONNECTED, WHILE A SECLUDED REAR COURTYARD PROVIDES THE PERFECT SETTING FOR OUTDOOR DINING AND ENTERTAINING. ADJOINING THE PROPERTY IS ALSO A Paddock MEASURING CIRCA $\frac{3}{4}$ ACRE.











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WHERE CAN I FIND...



The Closest Schools?

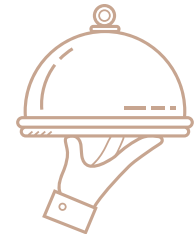
Forton Primary School - 5 min walk

Garstang Academy - 10 min drive



The Local Shop?

Supermarkets in Garstang:
Booths, Sainsburys, Aldi
Spar at Forton Garage - 2 min drive



A Delicious Meal?

Pipers, Garstang - 8 min drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

Th'Owd Tithe Barn, Garstang - 12 min drive
Pattern Arms - 4 min drive



Closest Transport Links Junction 34 - 5 Minute Drive

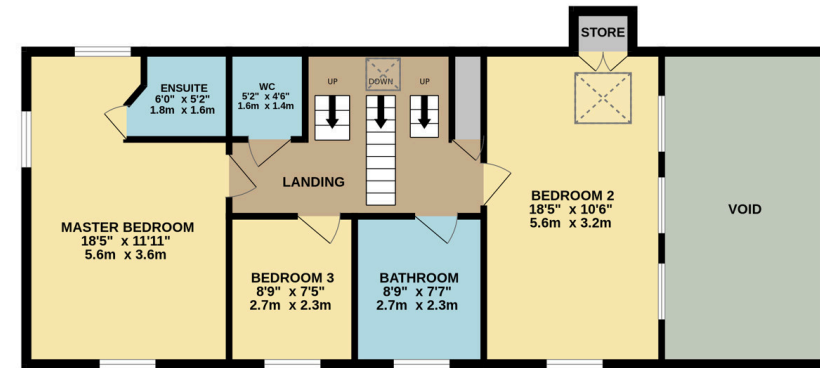
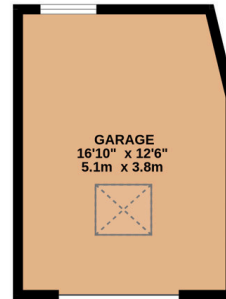
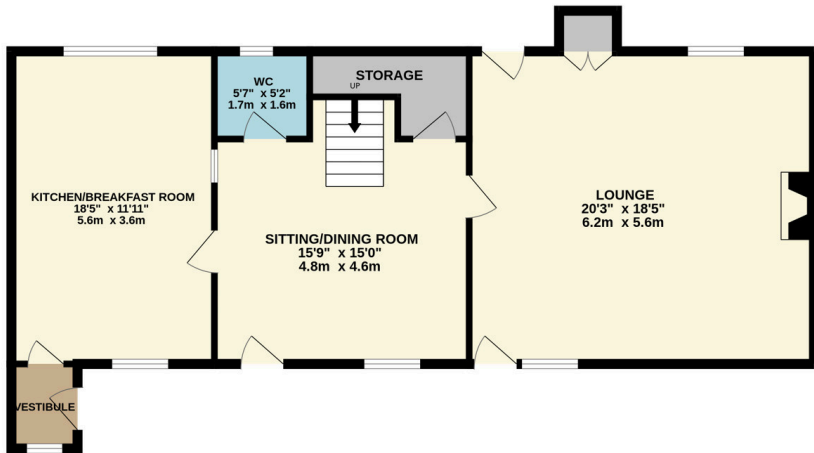
Bus Stop On The Corner Of School Lane and Lancaster New Road - 5 min walk





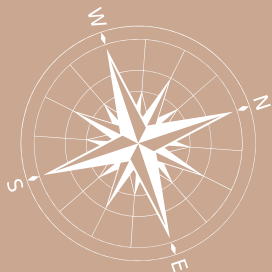
GROUND FLOOR
1097 sq.ft. (102.0 sq.m.) approx.

1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Holly Barn

Forton

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