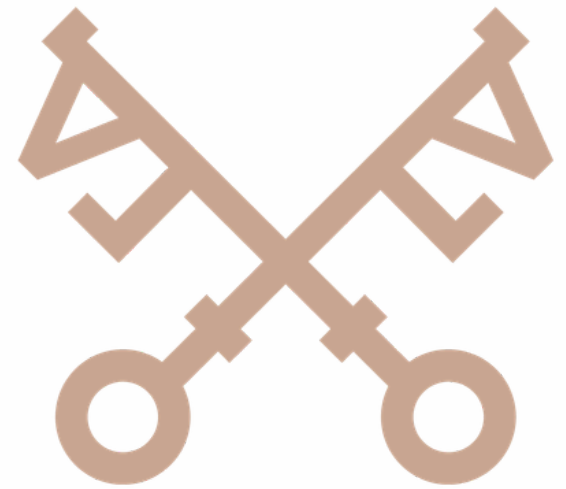




The Farmhouse, Town End Farm, Halton



THE FARMHOUSE, TOWN END FARM, HALTON



A truly distinctive four-bedroom Grade II Listed farmhouse, rich in history and character and set within a charming courtyard in the heart of Halton. With three bathrooms, versatile reception spaces, a spectacular 17th-century fireplace and a private walled garden with views towards the Bowland Fells, this is a wonderfully individual home with warmth, personality and an unmistakable sense of place.

There are houses that are beautiful, and then there are houses that feel as though they have a story to tell. Town End Farm is very much the latter. This Grade II Listed four-bedroom farmhouse sits at the heart of the village, offering a wonderfully individual home with three bathrooms, several reception spaces and accommodation arranged over a series of characterful split levels.

Dating back to at least 1672, the farmhouse retains a remarkable amount of its original character. Stone mullioned windows, exposed beams, wall panelling, window seats and unexpected little nooks are woven throughout the house, while the old farm buildings surrounding the courtyard have been thoughtfully converted into a small collection of individual homes. It is a setting that feels established and neighbourly, yet wonderfully private.

Inside, the accommodation unfolds over a series of split levels, linked by short flights of steps and full of surprises. It is a home made for real life: fireside suppers in the farmhouse kitchen, quiet mornings in the garden, children disappearing into their favourite corners and evenings gathered around the fire. There is a sense here that the house has evolved rather than been designed, and that is precisely what makes it so appealing.





Take a closer look...



Property Type:

Semi Detached

Square Footage:

2,531 sqft

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold



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.

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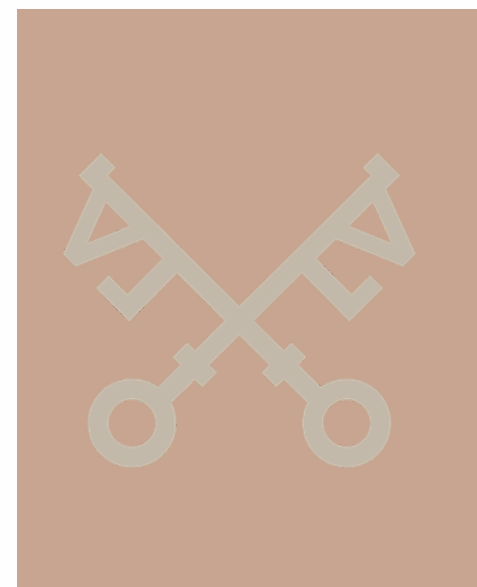




THE GARDEN HAS BEEN CAREFULLY PLANTED OVER THE YEARS AND INCLUDES A SMALL ORCHARD WITH TWO EATING APPLES, TWO PLUM TREES AND A MEDLAR, TOGETHER WITH RED AND BLACKCURRANTS, RASPBERRIES, STRAWBERRIES, GOOSEBERRIES, RHUBARB AND HORSERADISH. ROSEMARY AND SAGE ARE WELL ESTABLISHED TOO. THERE ARE TWO SHEDS FOR STORAGE, WHILE A GATE FROM THE ROAD PROVIDES USEFUL ACCESS WHEN LARGER ITEMS NEED TO BE BROUGHT INTO THE GARDEN WITHOUT PASSING THROUGH THE HOUSE.

IT IS AN EASY GARDEN TO ENJOY RATHER THAN SIMPLY ADMIRE, SOMEWHERE FOR CHILDREN AND DOGS TO PLAY, FRUIT TO BE PICKED, VEGETABLES TO BE GROWN AND SUMMER EVENINGS TO BE SPENT AROUND THE BARBECUE. LOOKING BACK TOWARDS THE FARMHOUSE, THE GARDEN HAS A LOVELY SENSE OF ENCLOSURE, WHILE BEYOND THE NEIGHBOURING PROPERTIES THERE ARE WONDERFUL VIEWS TOWARDS THE BOWLAND FELS.













WHERE CAN I FIND...



The Closest Schools?

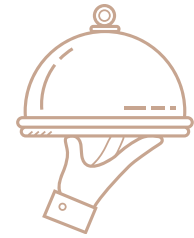
St Wilfred's CofE - 5 Minute Walk

Caton Primary School - 10 Minute Drive



The Local Shop?

The Premier - 3 Minute Drive & 12 Minute Walk



A Delicious Meal?

The Red Door Cafe - 7 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

Bus - War Memorial Stop - 3 Minute Walk

Rail - Lancaster

Station 12 Minute Drive

Junction 34 - 5 Minute Drive





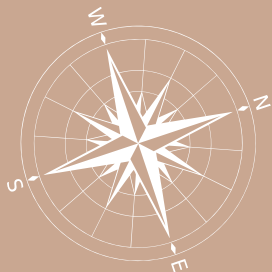
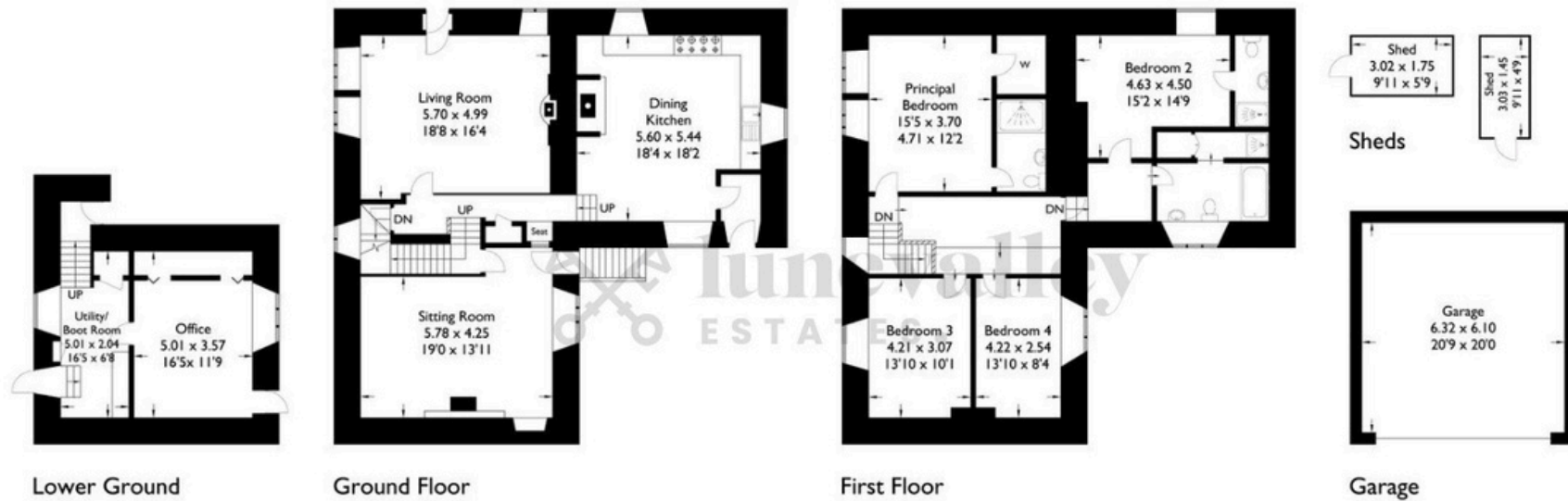
The Farmhouse

Approximate Gross Internal Area : 235.14 sq m / 2531.02 sq ft

Garage : 38.55 sq m / 414.94 sq ft

Sheds : 9.67 sq m / 104.08 sq ft

Total : 283.36 sq m / 3050.06 sq ft



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.

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