

£1,395,000



Armitstead
Barnett

Stodday, Lancaster, LA2 0AG





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Asking Price £1,395,000

- Charming period home which oozes importance
- Extending to above 6000 sq. ft of internal space and 1500 sq. ft of garaging/outbuilding
- Kitchen opens to large reception space, 5 further reception rooms
- 5 bedrooms, 3 bathrooms
- All set in stunning grounds of 1.78 acres (0.72 ha) OTA
- Short drive to Lancaster City Centre and to the main road and motorway links



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Walnut Bank is an elegant, charming and imposing period home built in 1837 and is sure to impress. Lovingly upgraded by the current vendors, restoring the property into a stunning country home.

The ground floor is complete with a fabulous kitchen which opens into a gorgeous reception space, overlooking the beautiful gardens, there are 5 further reception rooms on the ground floor, 5 bedrooms and 3 bathrooms on the first floor and further space in the basement to include gym / yoga studio, library, wine cellar and 2 further storage rooms.

The former stables have been altered to incorporate extensive garaging and storage. All of this joyful home is set in 1.78 acres (0.72 Ha) or thereabouts. The grounds include expanses of lawn, well stocked herbaceous borders offering year round interest and colour on multiple levels along with mature woodland including a collection mature British native species.

The location is superb, positioned in the picturesque village of Stodday this property is rural in feel, ensuring there is something here for those who love space and the outdoors yet it is so close to Lancaster and all of the cities amenities including shops, supermarkets, places of worship, health care providers including a hospital. Lancaster is renowned for its selection of excellent schools including Lancaster Grammar and Ripley St Thomas.

Well located for those who commute with good access to the main road, motorway network and railway station.

From the road turn down the driveway past the woodland and pass through a pair of impressive stone pillars and steel gates, this stunning country residence unfolds as the drive sweeps through to a large turning circle at the front where there is plenty of space for parking. The drive sweeps past the house up to a stone set area ahead of the garaging. The property is imposing in nature and has an important yet elegant feel. Stone steps rise up to the part glazed arch door which opens into the porch, here beautiful tiling and high ceilings can be found. A further part glazed door opens into the impressive entrance hall really setting the scene for this super period home. Here there is an attractive staircase and part panel effect walls along with doors off to various ground floor rooms. A WC is found off. The dining room enjoys views to the front and a window with a window seat is incorporated to enjoy those views over the gorgeous gardens. This has an open fire ensuring an ambient feel can be achieved, ideal for entertaining.





A place to work, study or read, the turret style stained glass windows ensure there is plenty of natural light in the property's study. Coupled with timber panelling and floors the period feel continues here.

The main sitting room features an open fire with a marble surround, giving a cosy feel, as well as a fantastic bar space—perfect for either a cosy drink by the fire, or entertaining. French doors provide access to the orangery, which showcases stunning views over the gardens.

The formal lounge is a beautifully light and airy space, providing another spot for both relaxing and entertaining. Another grand, open fire provides a focal point for the room and access to the orangery completes this tranquil space.

The kitchen is open to a large reception space which can be used for both dining and lounging and provides a super place for family and friends to come together. The kitchen area includes a range of wall and base units with a contrasting granite work surface and complimentary central island with induction hob. An integrated coffee machine is included and there is a point for an American fridge freezer. The electric Aga is a focal point in the room, bringing even more character and charm to this space. The kitchen opens up to the bright and spacious reception space, accommodating a more informal dining and lounge setting - a fantastic space for everyday family life. Patio doors out to those stunning gardens are positioned here, seamlessly blending the indoors and outdoors.



To the rear of the house is a very practical boot room and boiler house, a place to store many a thing required for country life. The bio-mass boiler is also positioned in here.





The stunning staircase rises to the first floor and all of the bedrooms are well proportioned for the house. The principal bedroom has a lovely feature fireplace and views out to the front. A walk in wardrobe is provided and the ensuite has a double ended bath, wash basin, WC and walk in shower. Balcony doors open out to the front of the property.

The second bedroom also enjoys views to the front and has part timber panel walls along with a feature fireplace and fitted wardrobes. The ensuite has a chrome double ended bath with a shower head fitting, pedestal wash basin, WC and a heated towel rail.

There are 3 further bedrooms, one of which has a walk-in wardrobe, and a family bathroom with a double ended bath with shower head fitting, a walk in shower, wash basin and a feature fireplace. The views from this family bathroom are something to be seen and can be enjoyed directly from the bathtub- taking relaxation here to the next level.



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The cellar includes a wine store and a room used by the current vendors as a library space. There are further storage rooms off which could be used in ways to suit the purchaser. Five rooms totalling complete this level.

An 'L' Shaped range of outbuildings includes plenty of space for garaging and storage.

The gardens in the Spring and Summer months are truly impressive, carefully stocked and tended by the current vendors, there are expanses of lawn, shrub and flower beds along with various walling and features. There is plenty of space for parking. Previous owners had a menage and used the outbuilding as stabling.





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General Remarks

Services: Heating is by way of a Biomass boiler with RHI tariff. Mains water, drainage and electricity. Solar panels also provide renewable energy. Some wood effect windows replaced by current vendor.

Parking allocated and number of spaces : Garage space for 4 cars and driveway parking for 10 cars.

Construction Type : Stone build

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A,

Accessibility adaption information : N/A

Coal field / mining area : N/A

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Communications :

Broadband: Standard broadband available in the area

Mobile signal: EE, O2, Three, Vodafone available in the area

B4RN : vendor advised the property is not connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Lancaster City Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//t.me/justifies.reply](https://t.me/justifies.reply)

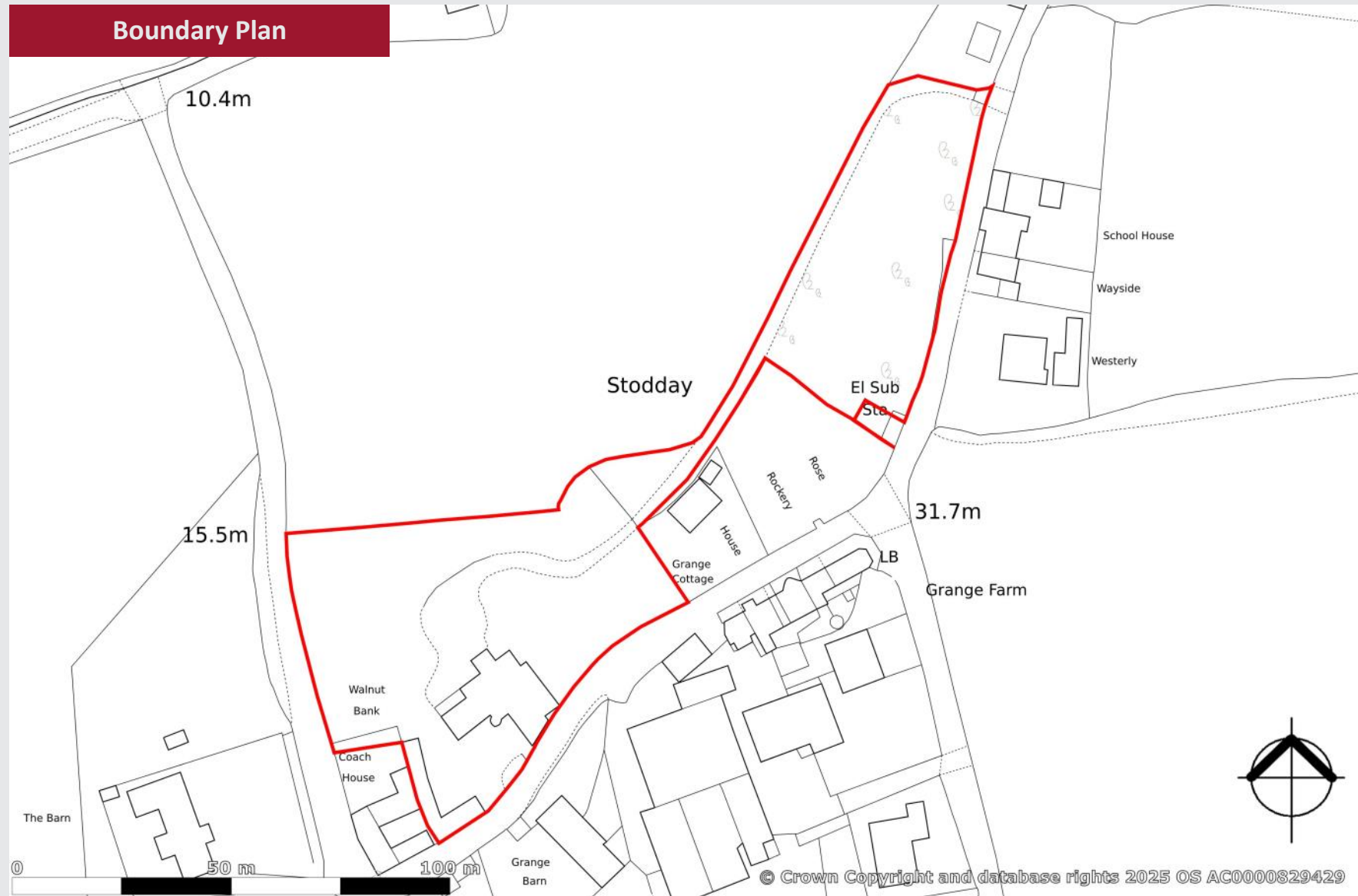
Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

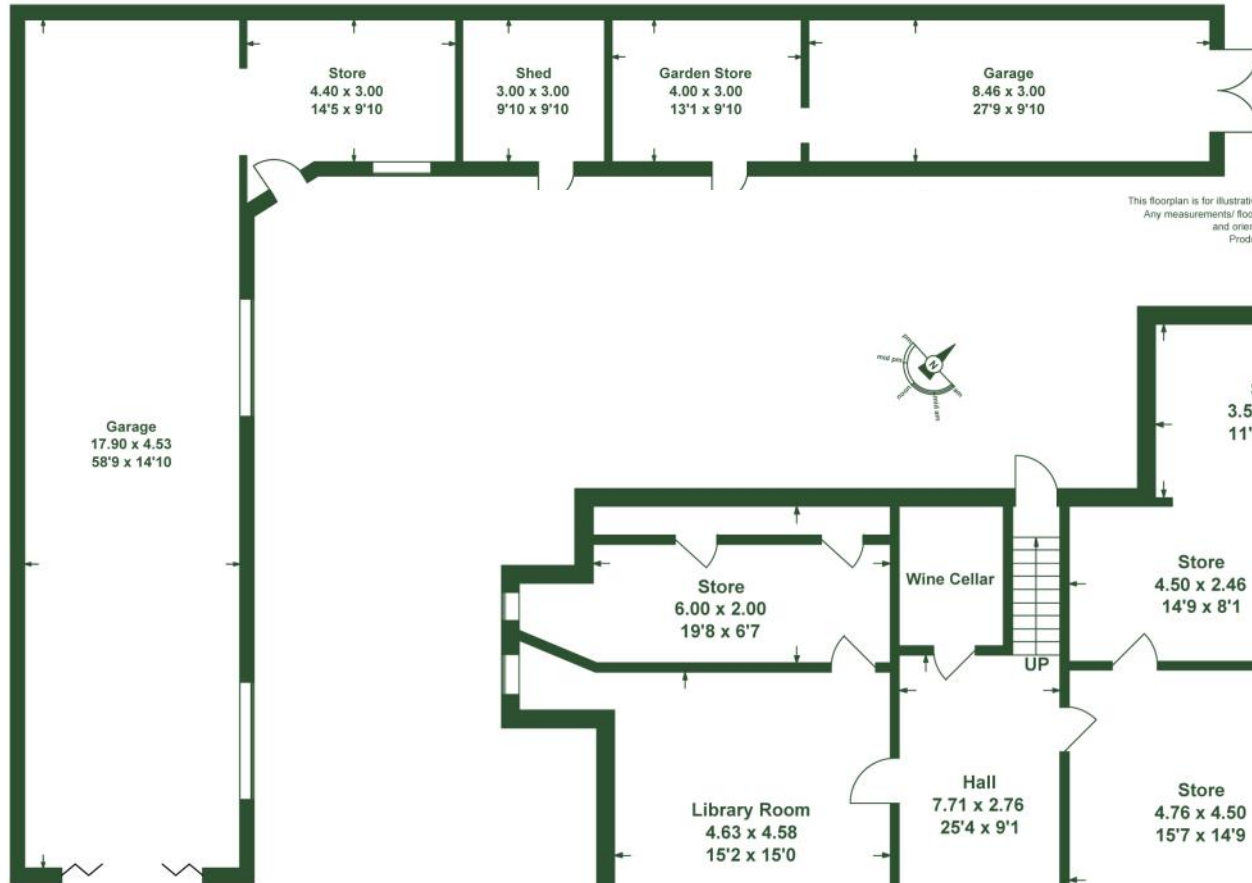
Boundary Plan



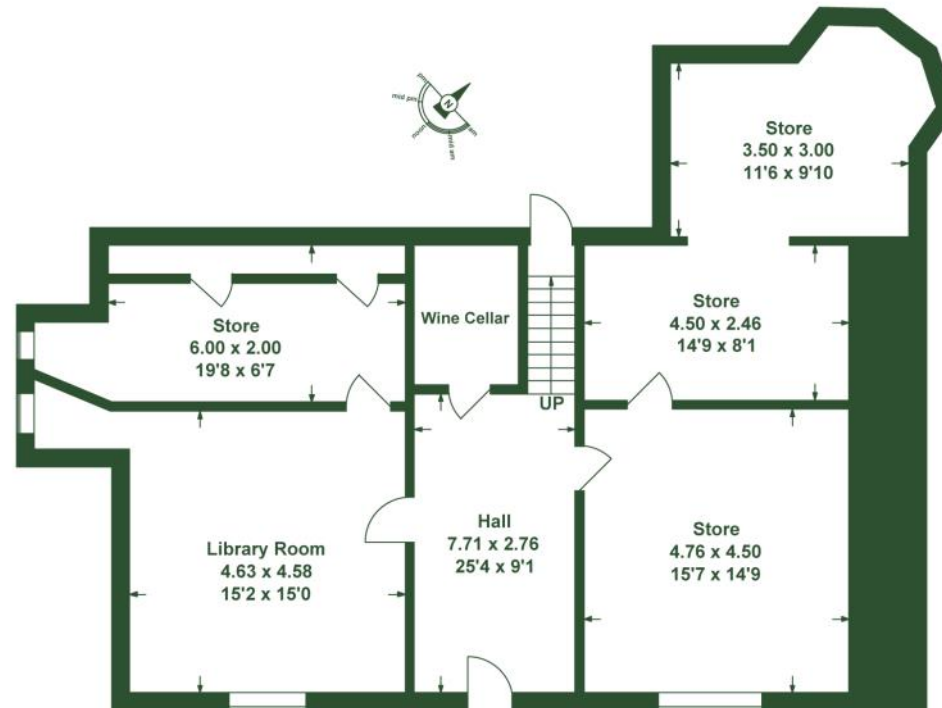
Outbuilding : 143.23 sq m / 1542 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Outbuilding

Basement



North Lancashire

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