



Ellel Hall

Conder Green Road | Near Lancaster | LA2 0PD

MSW HEWETSONS



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Guide Price of £1,500,000

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Ellel Hall offers the opportunity to acquire one of the most desirable country homes in the district, the splendour of it's Georgian detailing has been revived to create a fine family home. An exceptionally well presented Grade II listed property extending to over 10,000 sq ft internal living accommodation. The peaceful, rural location has great appeal yet it also gives easy access to Lancaster 3 miles, Kendal 20 miles, Preston 15 miles, Manchester 40 miles, M6 (J33) 2 miles.

Constructed in the latter part of the Georgian period, around 1780, with a Regency addition to the east wing, it retains many of the features of Robert Adam Design. Ellel Hall was originally constructed for a local wealthy merchant, Abraham Rawlinson, and was comprehensively refurbished by Lord Ashton in the early 1900's. The property has undergone recent refurbishment works to bring the property up to its current specification. Ellel Hall provides the opportunity to acquire a substantially proportioned family home which must be viewed to fully appreciate its glory.

Accommodation **Reception Hallway**

An impressive hallway with original swept mahogany staircase, plaster coving and original archways. The doors to the main rooms on the ground floor and first floor are of mahogany with original door fittings and produced by Gillow of Lancaster.

Original pitch pine exposed sanded floorboards throughout ground and first floors. Original plaster feature coving to most ceilings.

Drawing Room

With original feature bay window to the rear of the property providing full height Regency windows, giving views across the garden and field to the Lancaster Canal. Original grey marble fireplace with cast iron insert and tiled back with open grate, three central heating radiators and dado rails.

Study

With sash window to the front of the property, Adam style fireplace, complete with cast iron surround and inset living flame gas fire, further door leading to cloakroom.

Cloakroom

With sash window to the front of the property, half tiled walls, original tiled floor, central heating radiator, pedestal wash hand basin, further door leading to separate toilet.

Formal Dining Room

A beautifully proportioned room with full height picture window to the rear of the property, large fine marble Georgian fireplace with granite hearth, tiled cast iron insert and open fire, two central heating radiators, original alcove with plaster fretwork, dado and picture rails.

Sitting Room

A well-proportioned family room with two sash windows giving a fine outlook across the gardens. Original marble fireplace with cast iron insert, cornice, picture rail and panelling to dado height.

Rear Hallway

With secondary servants stairs serving all floors. Door leading to:

Breakfast Room

An attractive original three part Venetian window with

double French doors onto the terrace. Original pitch pine house keeper's cupboard, central heating radiator, grey marble fire surround, Regency style cast iron back with tiled inserts and open grate. Further door leading to:

Housekeepers Study

With sash window to the rear of the property, tiled floor, central heating radiator and access to under stairs cupboard.

Kitchen

A superbly appointed kitchen with dual height ceiling, impressive array of base and wall mounted units with worktops, centrally mounted cream island unit with black granite top, tiled flooring, cream four door gas fired Aga cooker, integral appliances by Neff to include two electric ovens, five ring gas hob, four ring electric hob, combination microwave cooker, dual Neff dishwashers, fridge and freezer. Corian sink unit and Corian worktops and further stainless steel sink unit. Range of recessed spotlighting and under lit cupboards, two central heating radiators and side door leading to cast iron railings and flagged pathway leading to front of property.

Cooks Pantry

With window to the front and rear, tiled floor, central heating radiator and further access to:

Cloakroom

With window to the rear of the property, central

heating radiator, low level WC, pedestal wash hand basin and half tiled walls and floor with fitted wardrobes. From the cook's pantry, stairs lead to undercroft and boot room.

Undercroft and Boot Room

With window to the side of the property and further personnel access door to the side, tiled flooring, ample range of base and wall mounted cupboards providing ample storage, single stainless steel sink unit and door leading to garage.

Garage

With electric up and over door to the front of the property, ample storage and corner mounted Belfast sink unit. Door leading to cellar rooms.

Cellar

Served by second staircase, providing an exceptionally usable and useful range of rooms comprising:

Utility Room

With window to the side of the property, ample range of base and wall mounted units with worktops over. Cupboard mounted range of four gas fired central heating boilers and two high pressure hot water cylinders. Plumbing for two washing machines, two tumble dryers and two dishwashers. Finished with stainless steel sink tiled floor and suspended ceiling with lighting.

Particulars of sale

Original Kitchen/Party Room

With personnel access door to the side of the property and garage, window to the rear. Two cupboard mounted electricity meters/fuse box cupboards. Flagged flooring, original cellar kitchen range fireplace, central heating radiator, suspended ceiling complete with recessed spotlighting and further range of wall lights. Arch leading to:

Rear Hallway

With double glazed French doors to the rear terrace, flagged flooring, central heating radiator, suspended ceiling complete with spotlighting and doors leading to dual W.C.'s complete with low level W.C., wall mounted wash hand basin, tiled walls, flagged floor and suspended ceiling complete with recessed spotlighting.

Entertaining Room/ Games Room

With window to the rear of the property, flagged flooring, two original slate tables, suspended ceiling complete with recessed spotlighting, central heating radiator and further door leading to:

Safe Room/Wine Cellar

Original safe room with flagged floor, open faced stone work to one wall, three original mid 19th century fire retardant safes, further double safe doors to main cellar area, making a wonderful feature for a superb wine store.

Storage room

Substantial room providing additional storage area.

First Floor

Landing

Large open landing with picture window to the rear of the property, central plaster ceiling rose, central heating radiator.

Master Bedroom Suite

Commanding an impressive location across the full width of the front of the property comprising;

Bedroom Area

With windows to the front and side, Adam style fireplace complete with cast iron back, picture rail,

door leading to;

His Dressing Room

With window to the front of the property, range of fitted cupboards to three walls, high level picture rail, and further door to en-suite. Access to;

Her Dressing Room

With ample range of hanging space.

En-suite

With window to the front and side of the property, tiled floor. Villeroy and Boch suite in white comprising panelled bath, dual basins, double shower, low level W.C., central heating radiator and two chrome towel rails, range of tiling to walls, finished with recessed spotlighting.

Bedroom Two

With window to the rear and side of the property, central heating radiators. Dado rail, picture rail with beautiful feature marble fireplace complete with cast iron surround.

Bedroom Three

With window to the rear and side of the property, two central heating radiators, range of fitted cupboards to three walls, range of spotlights and further central light.

Family Bathroom One

Suite in white comprising cubicle shower, pedestal wash hand basin, low level W.C. Frosted window to the side of the property, central heating radiator, range of tiling to walls, Amtico flooring and finished with recessed spotlighting.

Family Bathroom Two

Suite in white comprising corner mounted Jacuzzi bath, high level flush W.C., bidet, pedestal wash hand basin and cubicle shower. Tiled walls, Amtico flooring and window to the front of the property.

Bedroom Four

With window to the front and side of the property, two central heating radiators, range of fitted cupboards to two walls.

Linen Storage Room

With cupboards and shelving for storage with central heating radiator. Accessed from the main landing you can find the servants staircase leading to ground floor, cellar and second floor.

Second Floor

Landing With impressive full length window to the side of the property, landing area with access to the loft and further doors leading to;

Bedroom Five

With dormer window to the rear of the property, exposed beam work, Adam style fireplace with cast iron back and tiled insert, central heating radiator. Range of fitted bedroom furniture.

Bedroom Six

With dormer window to the front of the property, exposed beam work. Adam style fireplace with cast iron back and tiled insert, central heating radiator. Range of fitted bedroom furniture.

Family Bathroom Three

Suite in white comprising cubicle shower, panelled bath, dual basins and low level W.C. Velux window to the rear of the property, access to under eaves storage and further airing type cupboard with two heated chrome towel rails, finished with tiled flooring and walls and a range of recessed spotlighting.

Family Bathroom Four

Suite in white comprising cubicle shower, panelled bath, dual basins and low level W.C. Velux window to the rear of the property, access to under eaves storage and further airing type cupboard with two heated chrome towel rails, finished with tiled flooring and walls and a range of recessed spotlighting.

Bedroom Seven

With dormer window to the rear of the property, exposed beam work, Adam style fireplace with cast iron back and tiled insert, central heating radiator. Range of fitted bedroom furniture.

Family/Television Room

With dormer window to the front and further window to the side of the property, exposed beam work.

Adam style fireplace with cast iron back and tiled insert, central heating radiator.

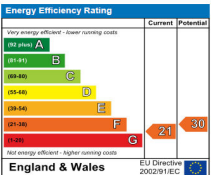
External

To the front of the property can be found a large tarmacadam sweeping driveway providing access to the electrically operated entrance gates and the public highway. The gardens are laid predominantly to formal lawns borders and woodland with original feature shrubs and a range of more modern complimentary planting. Some of the older trees pre-date the construction of the existing eighteenth century building. At the side of the property is a substantial woodland area adding to the overall privacy.

To the rear of the property can be found a large paved entertaining area providing exceptional levels of privacy and views over surrounding farmland. The gardens also have the benefit of feature floodlighting.


Leading on from the rear of the property can be found a grassland field extending to approximately 12 acres which provides access to the Lancaster Canal and the River Conder. Within this field can be found feature trees which were originally planted whilst the land was used as parkland during the 18th/19th century.

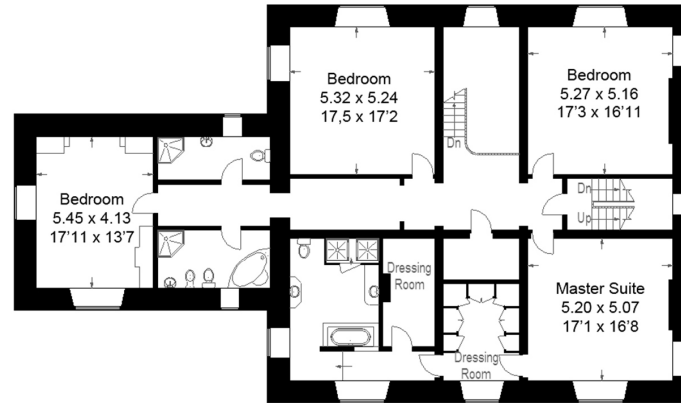
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Approximate Gross Internal Area:-
 Cellar :- 236sq m / 2540 sq ft
 Ground Floor :- 305 sq m / 3283 sq ft
 First Floor :- 224 sq m 2411 sq ft
 Second Floor :- 170 sq m / 1830 sq ft
 Total :- 935 sq m /10064 sq ft

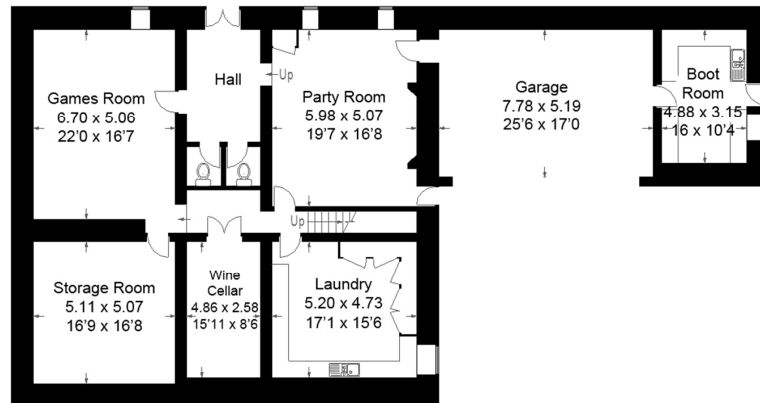
 = Reduced headroom below 1.5 m / 5'0"



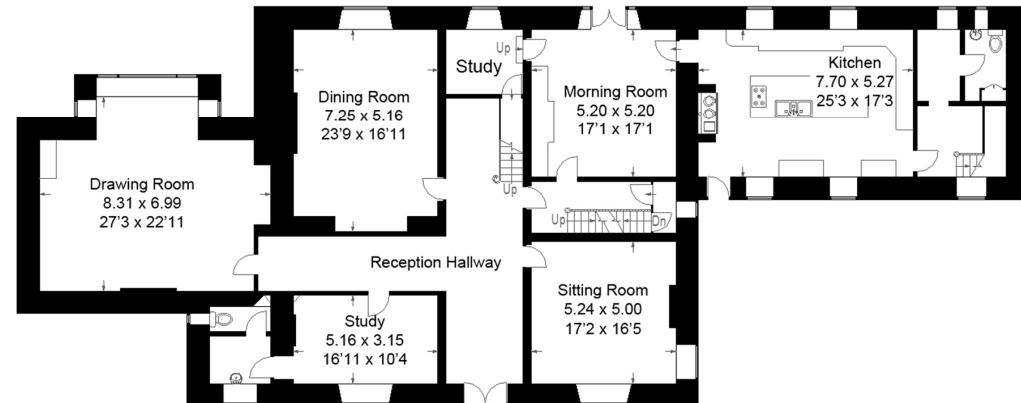
First Floor



Second Floor



Cellar



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error







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