

QUERNMORE PARK HALL ESTATE

Lancaster, Lancashire









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Georgian splendour in the Lune Valley

M6 (Jct 34) 2 miles ♦ Lancaster 4 miles ♦ Lake District 20 miles ♦ Preston 25½ miles ♦ Blackburn 39 miles
Manchester 57½ miles ♦ Liverpool 61 miles ♦ (Distances and times approximate)

Accommodation and amenities

Lot 1 - Quernmore Park Hall (20.598 acres)

Portico ♦ Entrance hall ♦ Main hall ♦ Dining room ♦ Billiard room ♦ Drawing room ♦ Sitting room ♦ Chapel ♦ Office
Rear hall ♦ Study ♦ Kitchen/Breakfast room ♦ Garden room ♦ Victorian Kitchen ♦ Bakery ♦ Cinema ♦ Extensive cellars
Laundry ♦ Banqueting kitchens ♦ Wine cellars ♦ Boiler rooms

Master bedroom suite with 2 dressing rooms ♦ 6 principal bedrooms ♦ 6 further bedrooms ♦ 3 further bathrooms

Garaging ♦ Summer house ♦ Workshops ♦ Immaculate landscaped gardens and grounds ♦ Woodland
Carriage driveway ♦ Outbuildings

2 integral cottages

Lot 2 - Gardener's cottage (2.211 acres)

Private entrance ♦ Hall ♦ Sitting room ♦ Kitchen ♦ Utility room ♦ 2 Bedrooms ♦ Bathroom ♦ Shower room
Walled Garden

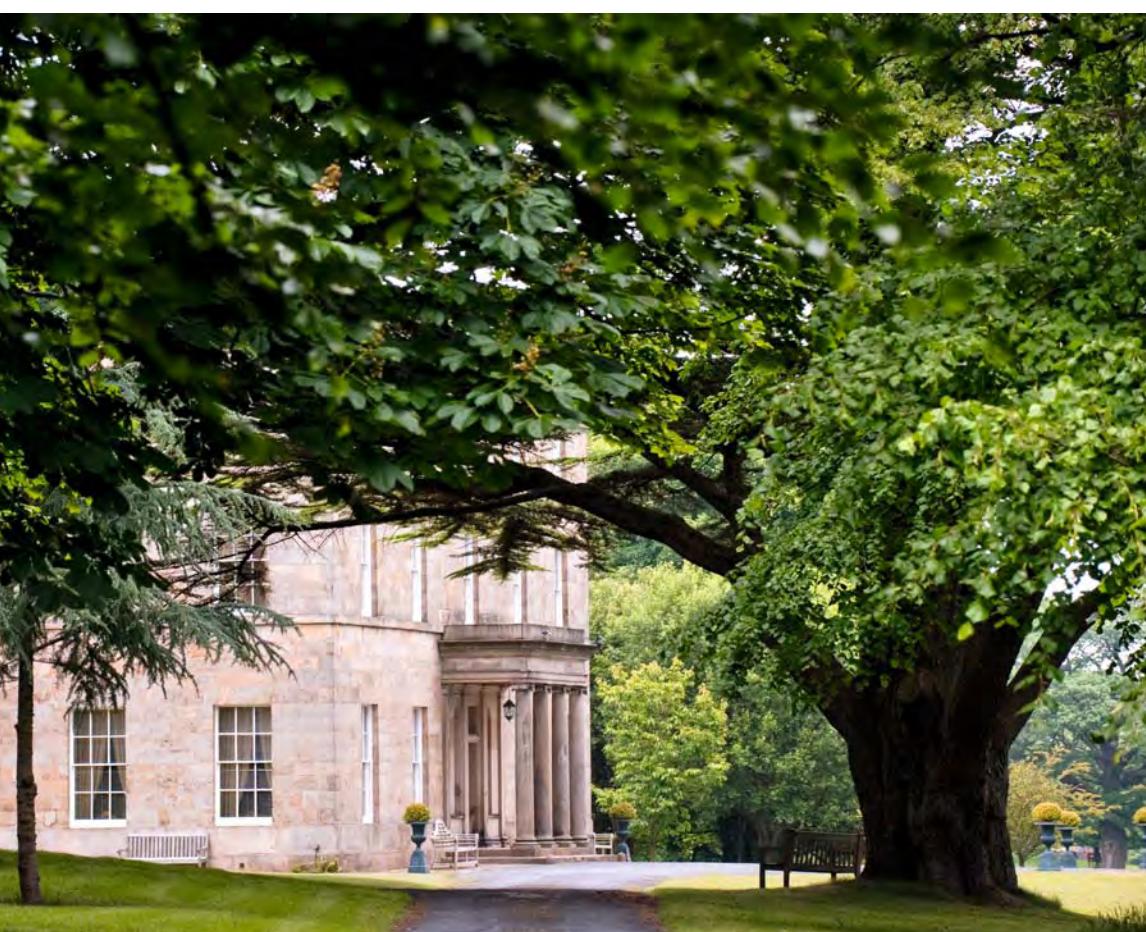
Lot 3 - Lodge cottage (0.42 acres)

Sitting room ♦ Kitchen ♦ Bedroom ♦ Shower room ♦ Courtyard ♦ Garden

For Sale Freehold

In all about 9.4 hectares (23.23 acres)

(TM/TW/273324)







Lancashire

Quernmore Park Hall is positioned in a wonderfully private and dramatic setting within the Lune valley; one of the most sought after addresses in the county, designated as an Area of Outstanding Natural Beauty. The villages of Quernmore, Scotforth, Brookhouse and Caton are all within 5 minutes drive and provide a range of local services. A wider range of facilities can be found at Lancaster as well as in the large conurbations of Blackpool, Preston and Blackburn. Junction 34 of the M6 is only 2.1 miles distant, providing excellent access to the national motorway network, Birmingham and Wales to the south and Kendle, Penrith and the Lake District to the north. Schools in the area include Sedbergh, Stoneyhurst and Giggleswick for Boys and Casterton for Girls. There is also a wide range of primary and secondary schools in and around Lancaster.

Quernmore Park Hall (Lot 1)

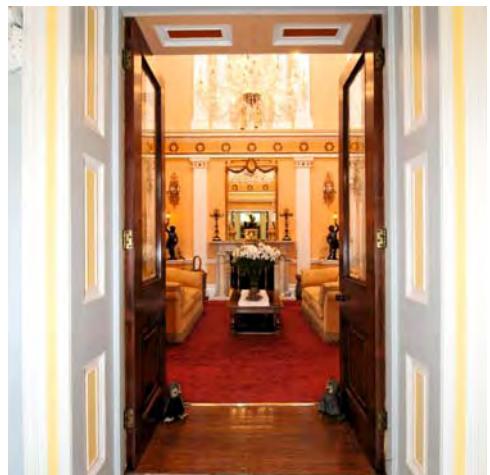
Quernmore Park Hall is positioned in a private setting protected by woods to the rear and enjoying views over surrounding farmland and woodland. The property is Listed grade II* and was designed by Thomas Harrison of Chester in 1795 and built over the subsequent three years. The house is a classic example of the regency period with a main central block and two symmetrical wings. The main part of the house is constructed on three storeys and is dominated by a fine Ionic portico which was added in 1842. The house is constructed of sandstone ashlar with a hipped slate roof and tripartite windows and pediments. The original twelve paned Georgian windows are a major attraction of the front façade.

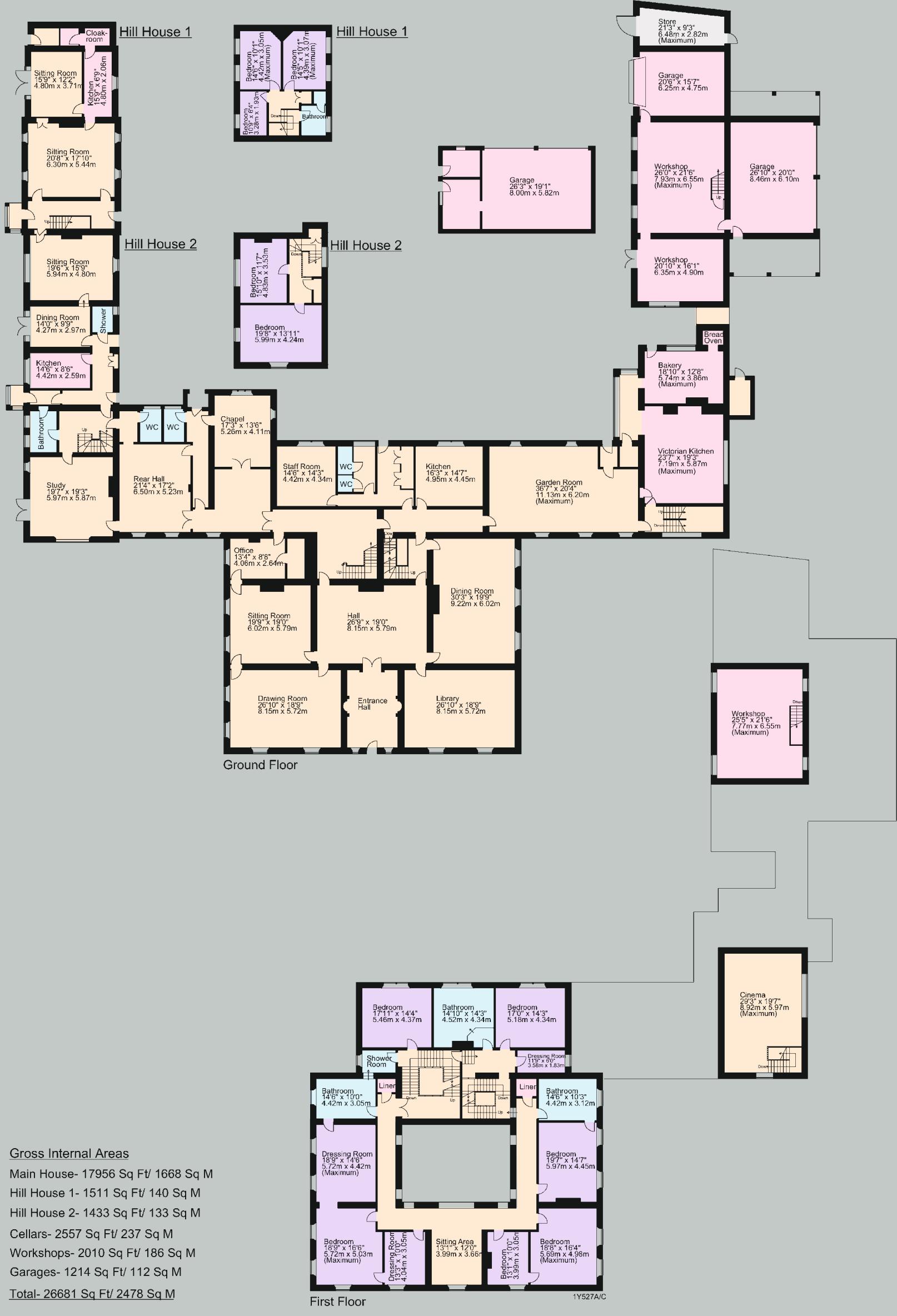
The house has been owned by a variety of families with links to the area including the Clifford family, the Gibson family and the Garnett's. In 1965 the hall was offered to an Anglican Religious Community, The Society of the Sacred Mission. At this time, the hall became known as St Paul's Priory. The property fell into a state of disrepair. In 1990 the present owners commenced a huge schedule of works to the entire property. The north wing, which was derelict at the time of purchase, has been completely refurbished to the highest standards. The best craftsmen available to bring the house up to modern standards were identified and the quality of the work throughout the property is a credit to the hard labours of the owners.

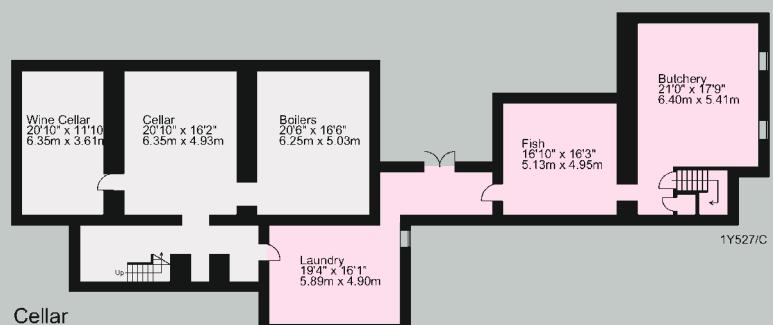
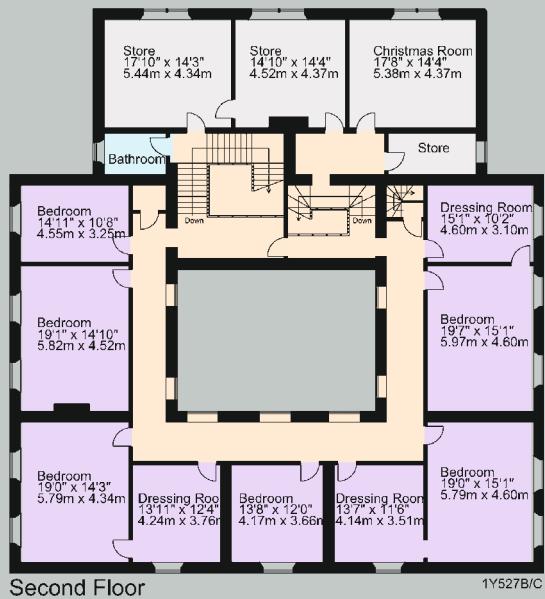
The house is approached off Quernmore Road, past the Lodge cottage to the electric gates which mark the beginning of the private driveway. The driveway continues through beautifully landscaped grounds, a mass of rhododendrons and fine examples of magnificent hard woods which create a secluded setting for this fine house. There are extensive lawns to the south and east of the house, and the approach to the property is dominated by a magnificent cedar.

The hall benefits from a mass of original features. Particular points of interest include the portico with two pairs of Ionic columns which dominate the front façade. The main hall is an incredibly impressive room and was improved by Alexander Mills during the 1842 alterations to the house. The hall opens up to the full height of the house with a domed ceiling and glazed cupola. There are some wonderful examples of ornate cornicing and six arches around the landing of the first floor with two large recessed display alcoves. There are some most unusual and rare examples of plasterwork throughout the property, but of particular note are the swords and serpents in the four corners of the main hall. There are some substantial fireplaces in the main reception rooms, those of particular note are within the main hall, the dining room, drawing room and sitting room. The majority are made of a carrera marble. The intricate plasterwork within the main reception rooms, as well as the ceiling roses and cornicing, has been painstakingly restored.

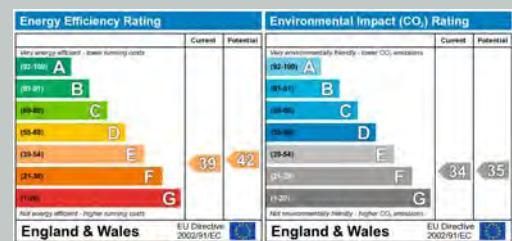
There is a chapel within the main house with a stone-mullioned window on the western wall with original stained glass windows. This room has a high vaulted and beamed ceiling. There is a full complement of additional reception rooms, cloakrooms, studies as well as a family kitchen, old kitchen for informal entertaining on a larger scale as well as a further bakery. All of these rooms are presented to the highest standards throughout and the attention to detail within these rooms must be seen to be appreciated. There is a wonderful cast-iron range with a pair of matching bain-maries within the old kitchen which gives a feeling of walking back in time. The bakery has the original bread oven in one corner as well as a beautifully restored copper. Above the old kitchen and bakery is a home cinema with electric curtains opening to a large cinema screen. The cinema is fitted with surround sound.







EPC - Main House



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.







In the basement of the house are the extensive cellars. The rooms within the cellars include a laundry, fully fitted banqueting kitchens for large scale preparation, wine cellars and a boiler room. All of the cellars have high ceiling heights, have been improved and updated throughout and are dry.

The main staircase leads to the first floor where a large and spacious landing leads around the main hall. There are magnificent views into the main hall and the landing enjoys a private area for reading on the eastern side. The master bedroom suite is a substantial room and benefits from two dressing rooms. There is a separate guest bedroom suite as well as five further bedrooms, a family bathroom and shower room on the first floor.

The second floor is split into six bedrooms with three dressing rooms as well as a family bathroom. There are four separate store rooms on a half landing which provide useful storage space for a property of this stature.

Hill House 1 and Hill House 2

The south wing of the main house has been converted into two spacious and well fitted cottages. Both cottages have separate access to the gardens to the south as well as to the rear courtyard of the main house. Hill House 1 includes a staircase hall with a generous sitting room, a breakfast room and galley kitchen adjacent.

There is a separate cloakroom and pantry. On the first floor there are three bedrooms as well as an airing cupboard and a bathroom.

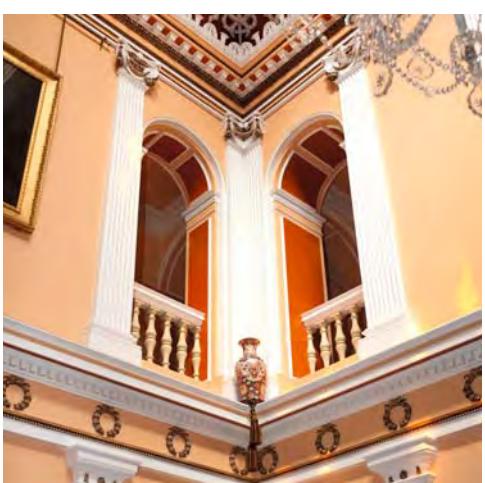
Hill House 2 is also well presented and the accommodation includes a hall, a larger kitchen with a good range of floor and wall units, a dining room, a sitting room with a range of exposed timbers as well as two bedrooms, a WC, a shower room and bath room.

The cottages provide useful accommodation for staff, dependant relatives or could be let out.t

Gardens and grounds

Quernmore Park Hall stands in grounds extending to some 9.4 hectares (23.23 acres). The grounds are well wooded creating a high degree of privacy. The hall is approached through an electric gated entrance with a meandering tarmac driveway that sweeps past the walled garden with an immediate sense of arrival at the front of the property. There are gently sloping lawned gardens to the front aspect with additional grassland to the north. The courtyard garden lies to the west of the house and has an extensive flagged terrace which is ideal for outside entertainment.

There are particularly pleasant woodland walks within the grounds and varying views over the surrounding valley towards a pretty lake.





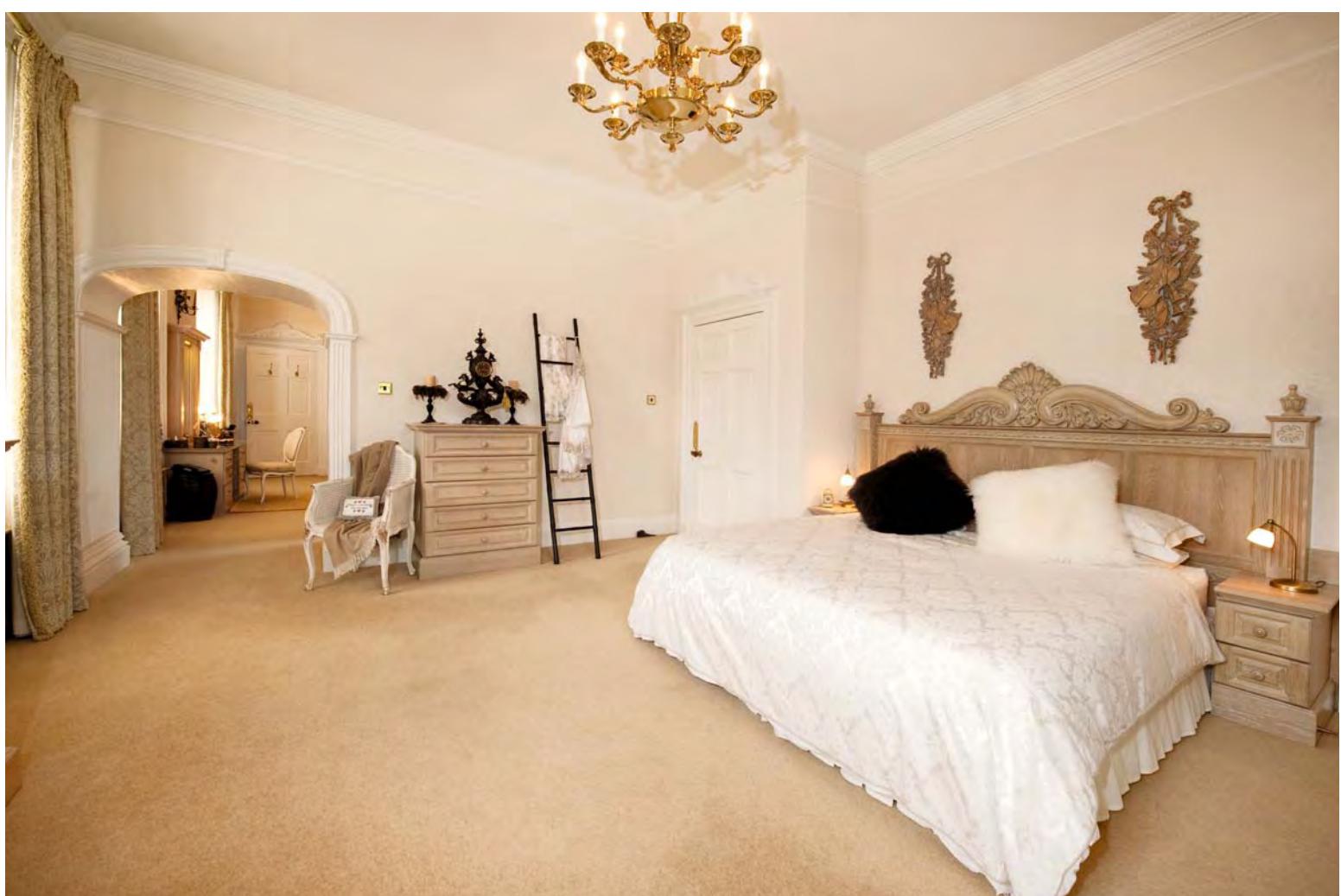
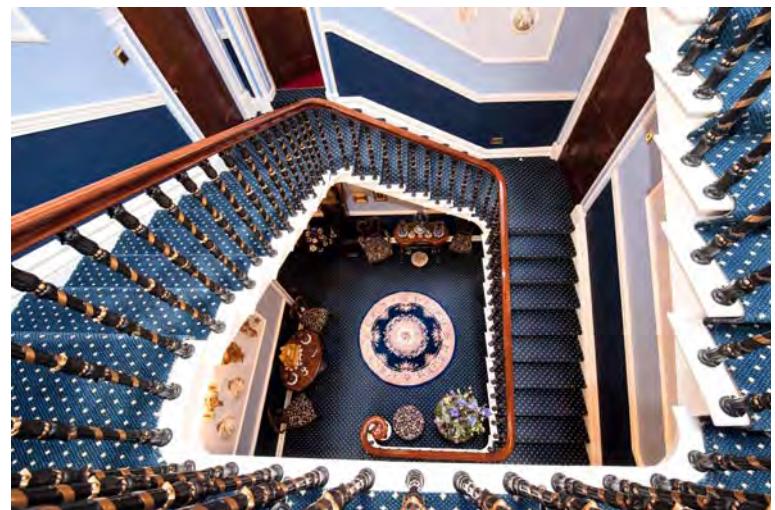
There are a mass of bluebells which create a blanket of colour throughout the Spring and there are some wonderful examples of mature trees and rhododendrons throughout the gardens and grounds which have been carefully maintained over the years.

As well as the main driveway there is a separate tradesman's driveway which leads towards the gardener's cottage and the rear of the hall, used for deliveries.

The walled garden is a particular attraction of the property as a whole. The high walls which surround have been well maintained and the walled garden itself has been completely re-landscaped and is professionally maintained. A croquet lawn at the northern end leads to an ornamental rose garden and arched walkway opening to a central fountain. The garden extends further to the south with a matching arched walkway having an orchard with a parterre and vegetable garden. The enclosing high brick wall is draped in a variety of ornamental fruit trees. There is also a restored green house measuring 65 ft by 15 ft with an active vine. An extensive range of potting sheds and a staff room are found beside the greenhouse and there are also additional storerooms beneath the Gardener's cottage.

The garage and stable block

The garage and stable block are both traditional in style and include a 5-car garage and a large workshop with extensive storage above. There are further ancillary storerooms as well as an off-lying double garage to the rear.

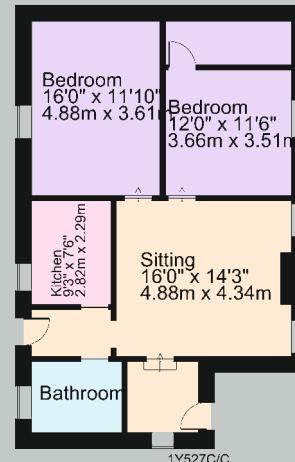




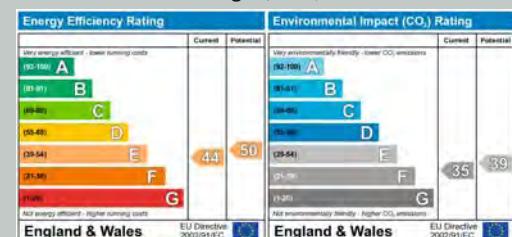
The Gardener's Cottage (Lot 2)

The Gardener's Cottage has a separate entrance to the rear drive and has been newly modernised. The cottage is built of stone and the accommodation includes a porch, sitting room, kitchen, side hall/utility, two bedrooms, a bathroom and a shower room. The Gardener's Cottage, as the name suggests is situated adjacent to the walled garden.

Gardeners Cottage



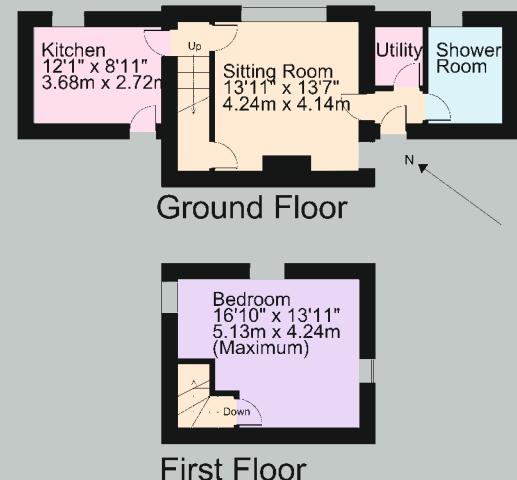
EPC - Gardeners Cottage (Lot 2)



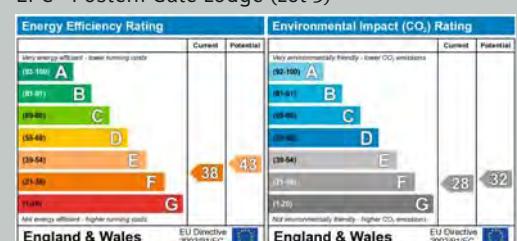
Postern Gate Lodge (Lot 3)

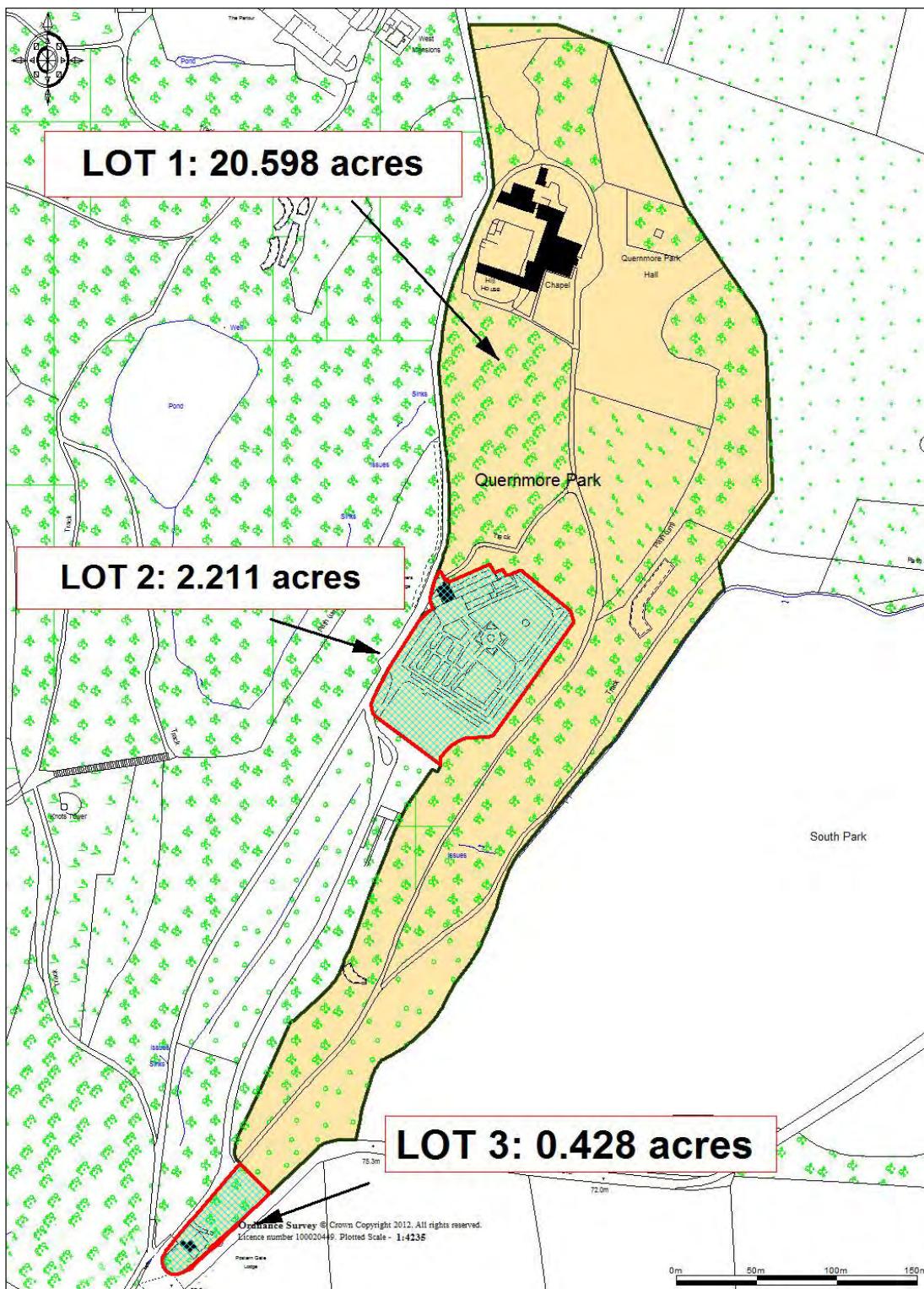
Postern Gate Lodge is situated at the head of the main driveway. The Lodge is of particularly well balanced proportions and has been modernised in recent years. The accommodation includes a porch, sitting room, kitchen, boiler room, bedroom and shower room. There is a private, open lawned garden to the front and a secluded walled courtyard garden area to the rear, as well as a separate parking area. There are fine views from the Lodge over the valley to the south.

Postern Gate Lodge



EPC - Postern Gate Lodge (Lot 3)





Services

Mains water and electricity. Private drainage. Oil fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Local authority

Lancaster City Council.
Telephone: 01524 582 000.

Directions

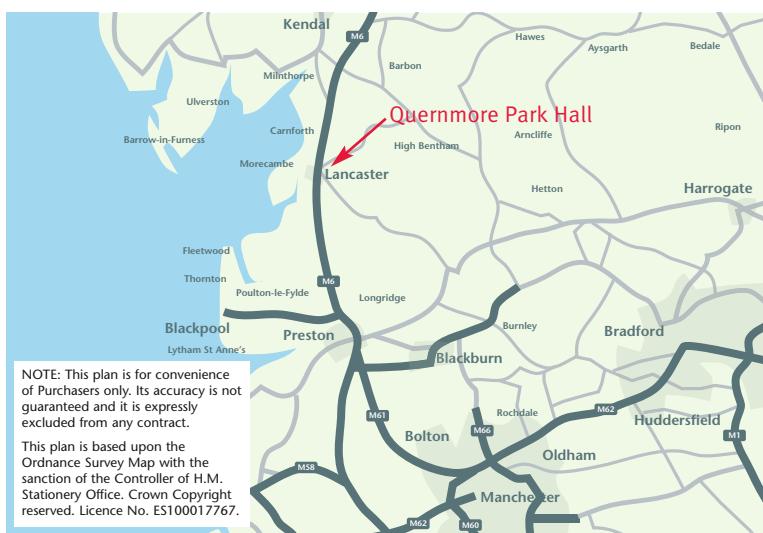
From Junction 34 of the M6, take the A683 signposted to Caton and Hornby. Continue into the village of Caton and turn right in the village, signposted to Quernmore. Continue on this road for approximately 2 miles to where the road forks. The gate lodge is visible on the right hand side of the road, just before the fork in the road. The electric gates to the property will be seen immediately beside the gate lodge. Continue along the driveway, past the walled garden to the front of the house.

Postcode

LA2 9HN

Viewings

All viewings must be made strictly by appointment only through the vendor's agents.



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs dated: July 2009. Particulars dated: March 2011.





01200 424142

6 Church Street, Clitheroe
Lancashire BB7 2DG
enquiries@mswhewetsons.co.uk

MSW HEWETSONS

01423 530088

24 Albert Street,
Harrogate HG1 1JT
harrogate@knightfrank.com

020 7629 8171

55 Baker Street,
London W1U 8AN
country.houses@knightfrank.com

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