FISHER HOPPER
ESTATE AGENTS

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Redwell House Arkholme, LA6 1BQ

Offers In The Region Of £290,000

An exceptional opportunity to create a striking architect-designed country home on a generous plot of over 0.35 acres, enjoying open countryside views.

Benefiting from full planning permission for the comprehensive remodelling and substantial extension of the existing dwelling, the approved scheme provides for an impressive four-bedroom residence with open-plan living, four en-suite bedrooms, a home office/gym, detached double garage, generous parking and sustainable features including solar panels.

Redwell House

An exceptional opportunity to create an architect-designed country home occupying a generous plot of over 0.42 acres in a delightful rural setting, enjoying open views across the surrounding countryside.

Redwell House benefits from full planning permission for the comprehensive remodelling and substantial extension of the existing dwelling, creating what will effectively become a striking new residence, thoughtfully designed to combine contemporary architecture with its traditional rural surroundings.

The approved scheme has been designed by GA Associates of Preston and provides for an impressive family home centred around expansive open-plan living accommodation with dramatic glazed elevations framing the surrounding countryside. The accommodation includes four double bedrooms, all with en-suite facilities, together with a home office/gym, detached double garage, generous parking and a range of sustainable features including solar panels.

Location

Located on the B6254 between Kirkby Lonsdale, Over Kellet and Halton, Redwell House enjoys an enviable position within the rolling countryside of the Lune Valley. Situated adjacent to the highly regarded Redwell Country Inn, the property combines a peaceful rural setting with excellent accessibility. Junction 34 of the M6 is less than 10 minutes away by car, providing convenient connections, while the popular market towns of Kirkby Lonsdale and Lancaster are both within easy reach.

The spectacular landscapes of the Lake District, Yorkshire Dales and Morecambe Bay are all readily accessible, offering an abundance of opportunities for walking, cycling and days out in some of the region's most stunning surroundings. A choice of well-regarded primary schools can be found nearby in Over Kellet, Hornby and Arkholme, with secondary education options including Queen Elizabeth School in Kirkby Lonsdale, Lancaster Royal Grammar School, Lancaster Girls' Grammar School and Carnforth High School.

Property Information

Tenure: Freehold

Land & Boundaries: The property is held under two separate titles and occupies a generous plot extending to approximately 0.42 acres.

Council Tax Band: E

Services: Mains water and electricity are connected. The property benefits from gas-fired central heating, controlled via a Hive smart heating system, with a recently installed boiler.

Drainage: Private drainage is provided by a compliant septic tank located within the grounds.

Broadband: Connected to B4RN fibre broadband, providing high-speed internet connectivity.

Planning Reference: 23/00386/FUL

Views

The property enjoys fabulous countryside views over the Lune Valley.

The Existing Dwelling

The existing dwelling remains on site but now requires comprehensive redevelopment and is considered unsuitable for conventional mortgage lending. The property is therefore offered for sale as seen, presenting purchasers with the opportunity to implement the approved planning permission and create a truly individual home.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs

may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

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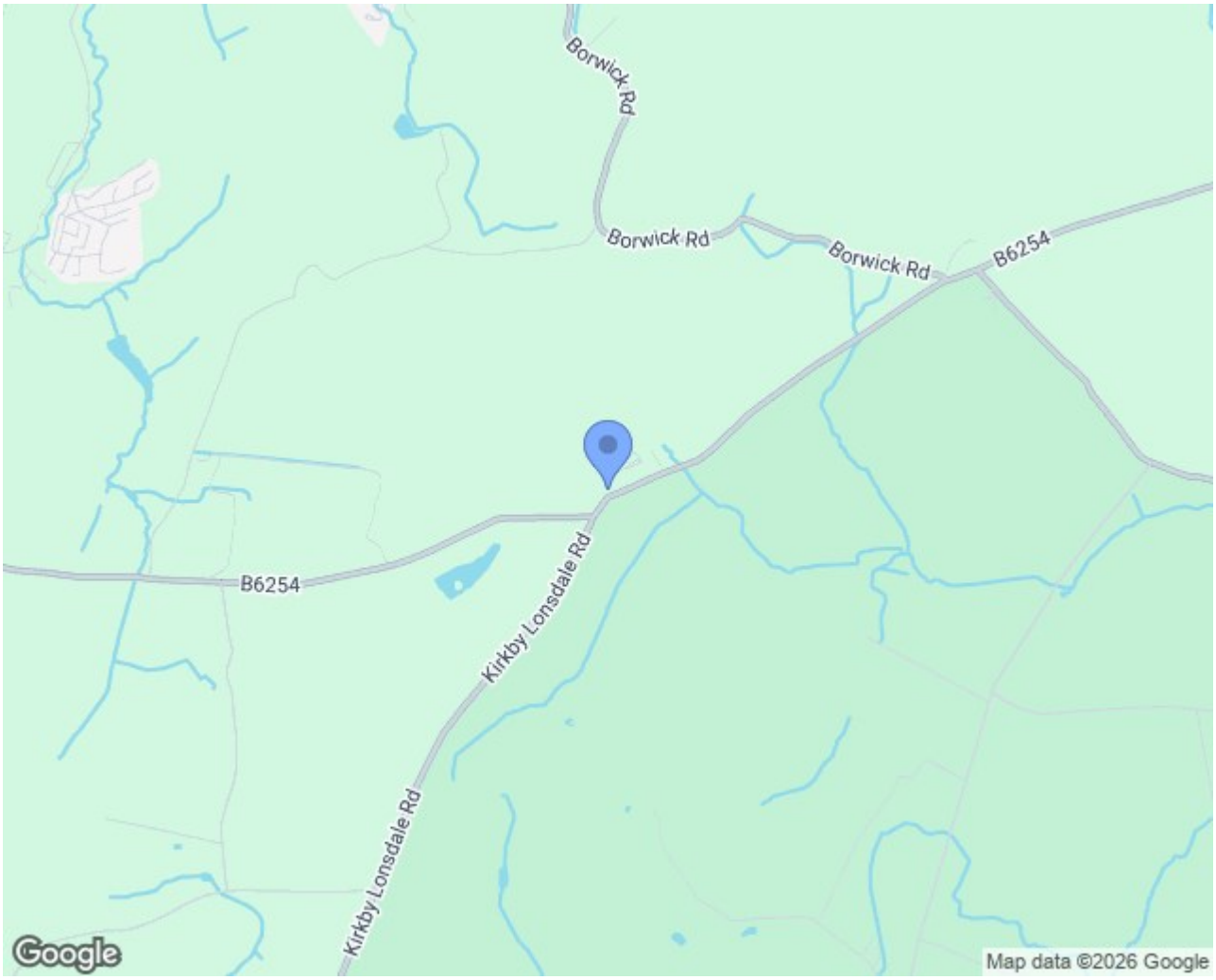
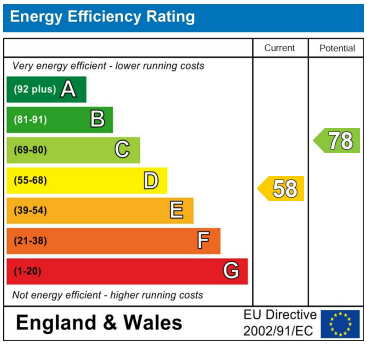
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Area Map



Energy Efficiency Graph