



Carus Lodge Halton Road  
Halton  
Lancaster  
LA2 6BL





Welcome to Carus Lodge, an exceptional Grade II Listed home dating back to the 1830s. Built in a striking Tudor Gothic style, this rare and picturesque William IV residence is set within approximately 1.4 acres of mature gardens and paddock, offering a unique opportunity to own a true piece of Lancaster's architectural heritage.

Meander your way through the trees and along the impressive entrance, to a home beautifully set in a quiet and discreet position. The generous reception rooms and impressive original marble fireplaces pay homage to a bygone era. Remnants of the building's past can still be seen today with the original butler's pantry, large cellar with wine store, and an impressive library. This property isn't just a home, it's a slice of history waiting to continue its journey into a new chapter.

## Inside The Home

Originally built as the centrepiece of the Carus Park Estate in the early 1830s, "Carus Lodge" was divided into two dwellings in the early 2000s. A third property was created from the barn of the original walled garden a short time after and completed the estate's transformation. Whilst the former residence has been divided, Carus Lodge retains many original characteristics of the house and adds to the overall charm of this beautiful setting.

Entered via the original main entrance of this historic home, you are greeted by a grand Entrance Room, showcasing the first of its many historical features. With a large marble fireplace standing proud, the decorative high ceilings and Tudor rose tiled flooring present a warm welcome to this remarkable home. The generous Entrance Hall has a grand staircase leading to the first floor, and access to the living areas of the home. The Living Room provides the perfect backdrop for family and social gatherings, as well as rest and relaxation. With its marble fireplace sitting centrally in the room, gather around this impressive fire and enjoy cosy nights in whilst watching the sun set across the mature gardens from the mullion windows.

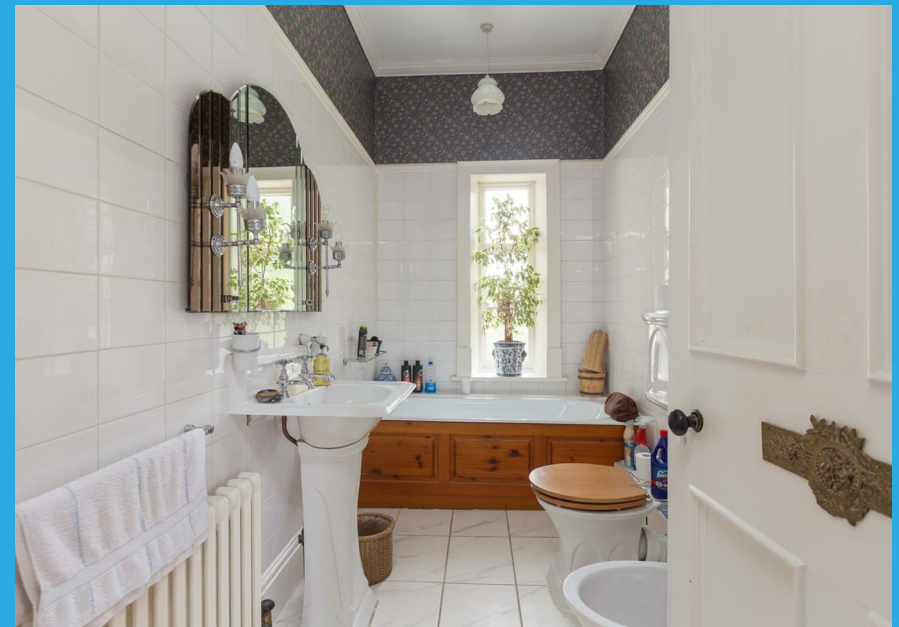
The large open plan Kitchen Dining Room provides a subtle nod to this incredible home's past. Stepping into what would have been the butler's pantry, a row of servant bells are displayed. Forming part of the Dining area, this principal room provides a heart of the house. With ample space for a sizeable dining table, prepare delicious family banquets at ease. The Kitchen area adds a timeless feel to this impressive room, with ample storage solutions as well as generous granite worktops. A stunning Aga sits to the rear of the room providing a focal point, with access to a large rear terrace perfect for alfresco dining. A quiet Parlour Sitting Room sits to the rear to the property with a cosy multi-fuel stove and decorative wooden panelling, as well as a separate Utility and ground floor WC.

The space in this home is exceptionally generous and continues to the first floor, where four impressive Bedrooms can be found, all with the original fireplaces. To the front of this home, one of the rooms is currently used as an incredible Library, with its grand mullion windows showcasing views across the Lancashire countryside towards the Forrest of Bowland and Clougha Pike. The Principal bedroom has a large five piece ensuite bathroom with ample storage space and a dressing room. Another bedroom overlooks the front lawn and has its own separate dressing room. The family bathroom sits centrally on the Landing and a large decorative sky light allows natural light to cascade through this remarkable home.

Completing the property, a large cellar room provides a dry storage area perfect for a busy family home. With the mechanisms for the oil fired central heating system and an impressive wine cellar, every inch of this home has been carefully thought to provide purchasers with comfort and practicality.

## Let's Take A Closer Look At The Area

Located on the outskirts of the historic City of Lancaster, this wonderful home provides excellent access to both town and country. With the River Lune quietly flowing to the south of this home, step foot on the Lune trail and let the path carry you away. An impressive array of highly regarded primary and secondary schools lie close by, with public transport taken care of. The Bay Gateway provides exceptional access to the M6 motorway, with local bus routes providing excellent access in and around the City centre. With a range of local shops and eateries close, don't be afraid to explore its breath-taking local surroundings, with the stunning Lune Valley and Morecambe Bay lying close by.





## Let's Step Outside

Situated in approximately 1.4 acres of mature gardens and paddock, you approach this gothic style residence passing the former Gate House. Enter via a sweeping shared driveway, with 'Carus Lodge' clearly marked on gate posts at the entrance. To the front of the property, a shared lawn can be found beautifully bordered by mature hedges and shrubs, including a magnificent Beech tree. To the side of the property, planted borders and a stone

outhouse can be found, with gravel laid parking and turning which leads to a detached double garage, housing the home oil tank. Through a wooden gate, access can be found to the approximate 1 acre paddock, beautifully bordered by mature hedges, with a five bar wooden gate access for larger vehicle access. The area currently features a planted orchard, a glass built greenhouse and pond, providing a home for a number of wild animals. This could easily be used for grazing animals such as sheep, chickens or a pony should a purchaser be looking for a slice of the good life. Located around the

periphery of the building a raised terraced area can also be found providing the perfect peaceful spot, where one can enjoy a good book. To the rear of the home, the terrace continues to provide a larger area perfect for alfresco dining and family BBQ's in the warmer summer months.

## Services

The property is fitted with a modern oil fired central heating system, and has mains electric, mains water and shared drainage via a

shared septic tank which we understand from the Vendors conforms to the General Binding Rules. For more information, please contact our office.

## Tenure

The property is Freehold, with a shared maintenance cost for the communal driveway, split equally between the three properties.

## Council Tax

This home is Band F under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

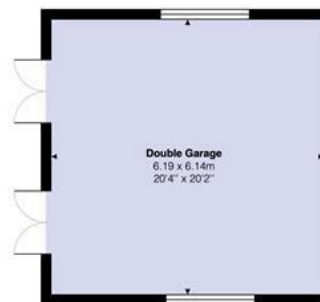
## Energy Performance Certificate

View online or for more information contact our office for details.



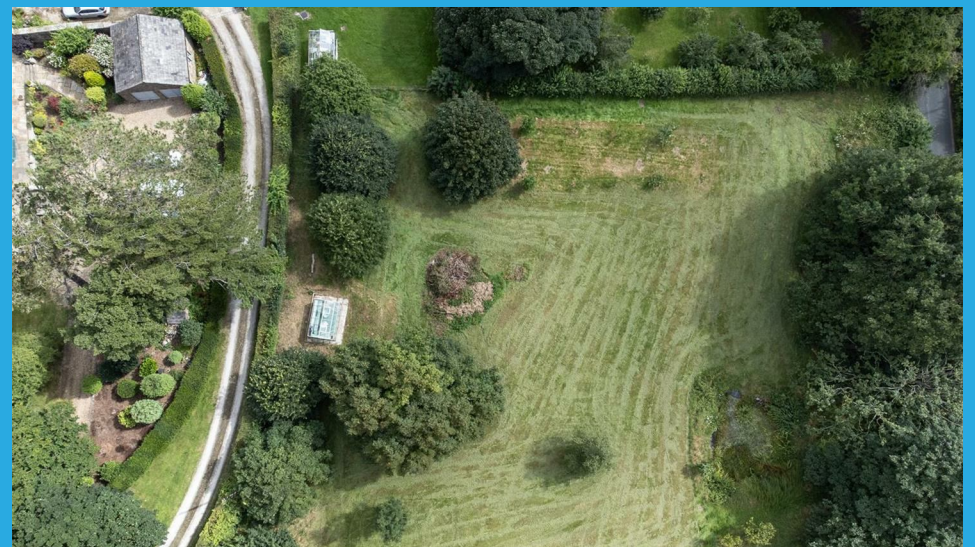
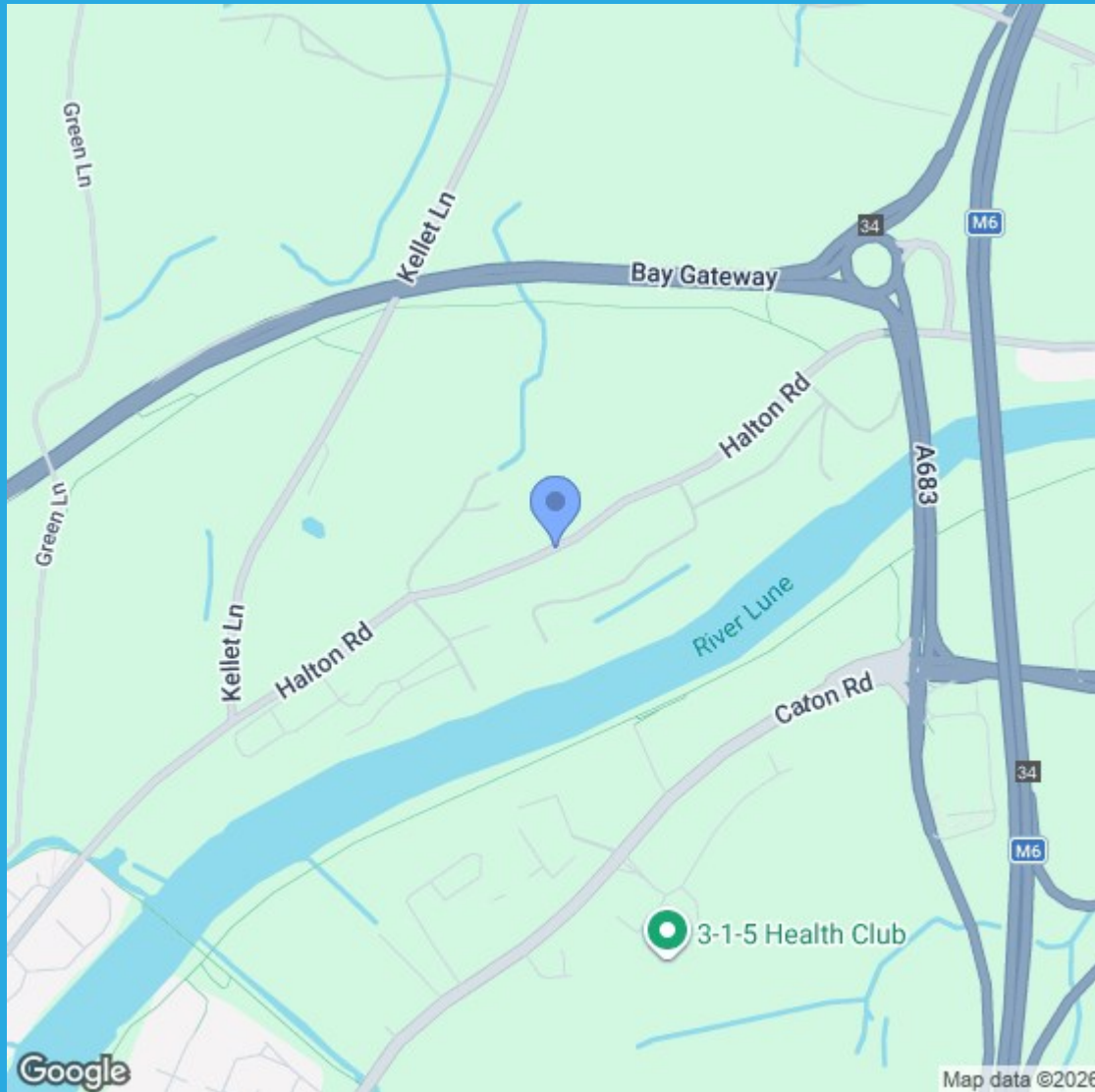








# Directions



# FOR SALE



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