

Wray, Lancaster LA2 8QT

O.I.R.O £995,000





Wray, Lancaster

LA2 8QT

Offers in Region of £995,000

5 Bedrooms | 2 Bathroom | 7.06 Acres

- Grade II listed residence steeped in history and charm.
- Superb privacy and seclusion, yet accessible to local village.
- Beautiful gardens and grounds extending to 7.06 acres (2.8 hectares) or thereabouts; comprised of gardens, land, a wooded area, orchard and vegetable garden.
- Detached stone barn providing excellent storage potential.
- Offering a superb rural lifestyle, yet well connected location close to the M6 motorway and railway connections.
- Delightful and substantial private gardens and grounds with ample parking





Located in the Forest of Bowland National Landscape, this lovely 17th Century Grade II listed property nestles in a peaceful wooded river valley surrounded by quiet upland pasture.

Smeer Hall offers all the joys of a rural lifestyle with peace and privacy but is just minutes from the unspoilt village of Wray, a vibrant community in the heart of the Lune Valley with easy access to the university city of Lancaster, the M6 motorway and beyond to Leeds and Manchester. There are rail links from nearby Wennington and Lancaster for regular Mainline services.

For those looking for a work - from - home lifestyle, the property is well equipped with hyper - fast B4RN fibre broadband providing excellent connectivity.

There is excellent walking country from the doorstep; leaving the valley and as the ground rises, uninterrupted views of the Lakeland hills and the Yorkshire Dales unfold, delighting the eye.







A beautiful private access through ancient bluebell woods leads to this historic home. Running alongside the lane is Huntsgill Beck, with its two waterfalls and small pool, home to Dippers and waterfowl.

Smeer Hall is a charming, atmospheric home which has been sensitively upgraded over the years always having been afforded respect for its history and fascinating original features.

It is surrounded by approximately 7.06 acres of beautiful grounds comprising woodland, grazing and gardens. Tucked away beyond vegetable and soft fruit gardens is a small orchard of plum, apple and greengage. Flower borders humming with butterflies and bees surround a lawn for games of croquet, outdoor play and relaxation. The wildlife pond is in a natural, tranquil setting bordering Huntsgill Beck. The British Trust for Ornithology places nest boxes here as rare bird species thrive undisturbed in the woods of this unique property. A charming greenhouse sits centrally within the gardens and workshop and storage areas are located in the former stables.





For families looking for a move to the country, Smeer Hall is well placed.

The excellent local primary school enjoys a respected reputation throughout the area, and the property sits within the catchment area of two prestigious Lancaster Grammar Schools, the Queen Elizabeth School at Kirkby Lonsdale and renowned independent schools such as Sedbergh, Casterton and Giggleswick.
This makes Smeer Hall an ideal location for families seeking excellent education for their children.

Smeer Hall has a long history; nowadays it is a warm, atmospheric home with its unique historic character, peace and privacy remaining intact.

Entering the property, the hallway has plenty of space for coats and boots. Beyond, the kitchen is bright and spacious and of a traditional layout, has ample storage and is set around a woodburning stove, adding a cosy feel. With direct access to the garden through French windows, this room is a delight throughout the changing seasons.


DRWakefield





The principal living areas are rich in period atmosphere. One sitting room centres around a magnificent cast iron range, now featuring a log burning stove which is framed by an original inglenook beam. The original flagged floor reflects the rural character of this older part of the house with its 17th century panelling and mullion windows. This room is perfect for entertaining, dining and relaxing around the fire.

A walk–in pantry and adjoining laundry room are entered through carved doors and offer further functionality.

The second reception room is equally welcoming, set around a woodburning stove, and with 18th century oak panelling, an oak spice cupboard and window seat

The Courtroom, once reputedly a Forest Court, is now a spacious study, ideal for working from home, away from household noise and distraction with room for an easy chair and bookshelves too.

Upstairs, the bedrooms offer a peaceful retreat, accessed by a choice of stairs. The main bedroom is a generous double with built – in wardrobes, dual – aspect windows, one being leaded and with its original window seat.







There are two further bedrooms on the first floor, and two house bathrooms with views over the garden and glimpses of the river beyond. The second floor provides two additional bedrooms and a superb loft room, ideal for storage.

A large gravelled parking area sits conveniently beside the house with a turning circle for easy access. There is great appeal and value in the fact that the barn has not been developed. Detached, stone - built and with a stone – flagged roof, it provides excellent storage space, with original byres and fascinating evidence of its rural history. There is clear potential for conversion or alternative uses, subject to the necessary planning consents.

The land and at Smeer Hall extends to just over 7 acres of woodland and pasture. The land is enclosed by well - maintained boundaries and its natural, secluded woodland setting provides a rare degree of privacy.

Whether you are looking for a forever family home, a country retreat, or a lifestyle property with potential, Smeer Hall offers timeless appeal and modern comfort in a truly idyllic setting.















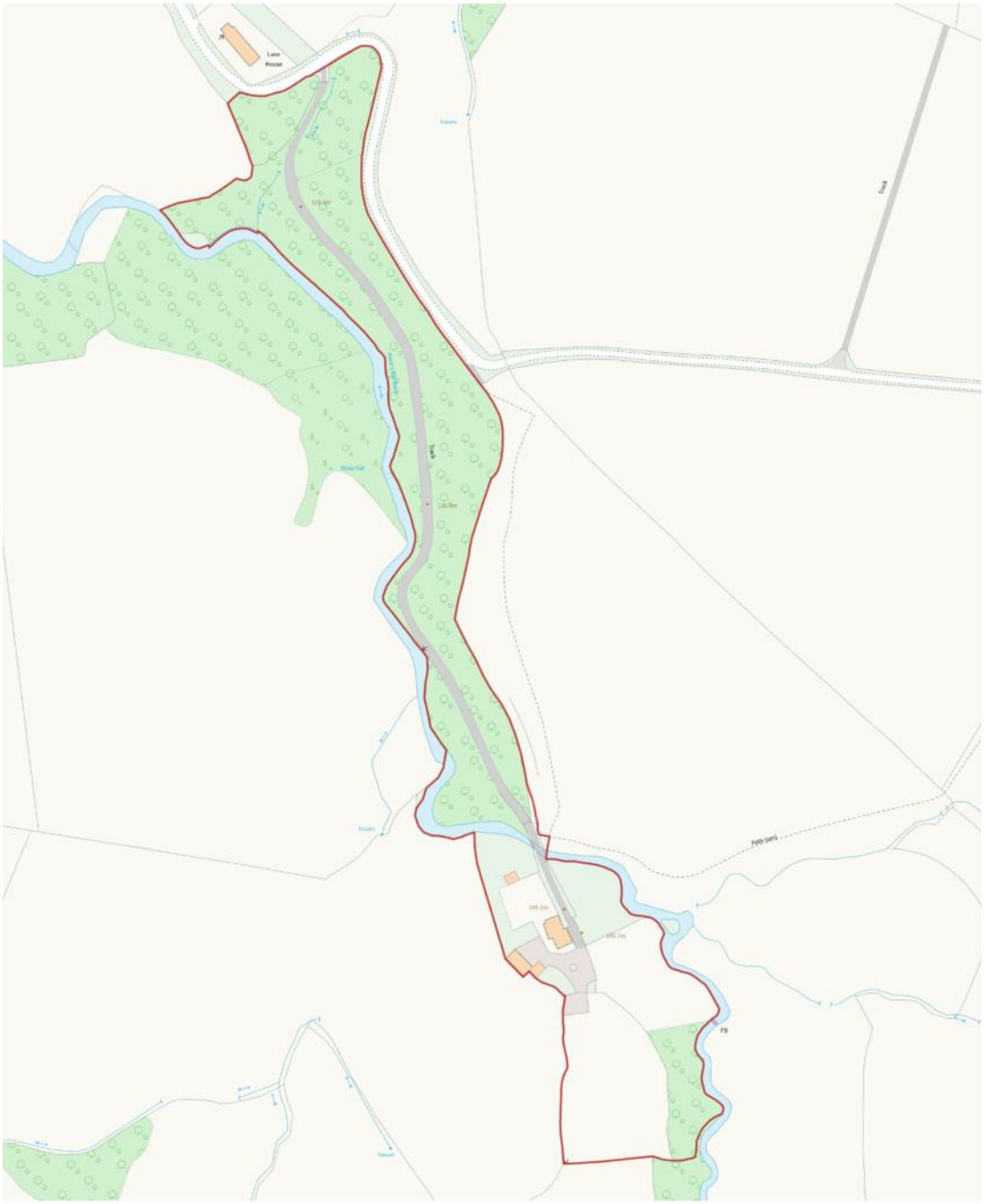











50 m
Scale 1:2500 (at A4)
N

General Remarks

Services : Mains electricity available and connected, LPG fired central heating system and private water supply. Drainage is via a private drainage system installed in 2019, final certificate issued 28 May 2020.

Parking : Onsite for several vehicles.

Construction Type : Stone under stone flag and slate roof. Barn is stone under stone flag roof.

Restrictive Covenants : We are not aware of any Restrictive Covenants affecting the subject property.

Listed Building : Grade II listed under Listing reference 1164544

Conservation Area / National Landscape: The property is located within the Forest Of Bowland National Landscape.

Access, Easements, Wayleaves, or Rights of Way : We are aware that there is a footpath which crosses the property across the land to the south. The property is sold subject to and with the benefits of all rights of way, etc.

Flooding : The property sits in Flood Zone 1. Flood Zone 1 as defined by the Environment Agency represents land with a low probability of flooding.

Unimplemented Planning Consents affecting the property : None known.

Broadband : B4RN hyper fast broadband connected.

Title & Tenure : Freehold with vacant possession.

Local Authority : Lancaster City Council, Town Hall, Dalton square, Lancaster LA1 1PJ. All planning enquiries should be made directly to the relevant planning authority.

Council Tax : Band G

Option : A small area of land adjoining the public highway at the entrance is subject to an option to lease in respect of United Utilities HARP scheme, involving widening the adjoining highway. On completion of the scheme the land will be reinstated. Payment may be due to the successful purchaser of the property depending on timing. There will be limited, if any, impact on the property itself.

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

Please note : Armitstead Barnett 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.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. 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.

What3Words - ///lungs.parsnip.cyclones

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett 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.

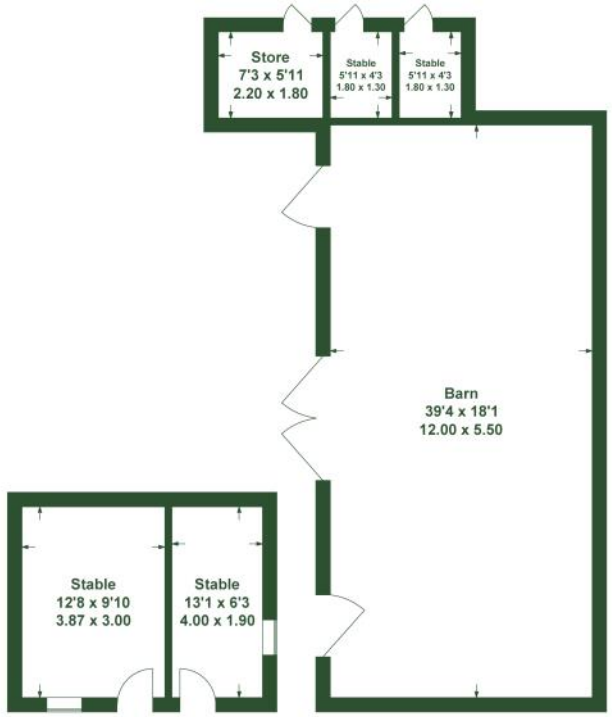
Method of Sale : The property is for sale by Private Treaty.

SUBJECT TO CONTRACT - IMAGES TAKEN JULY 2025

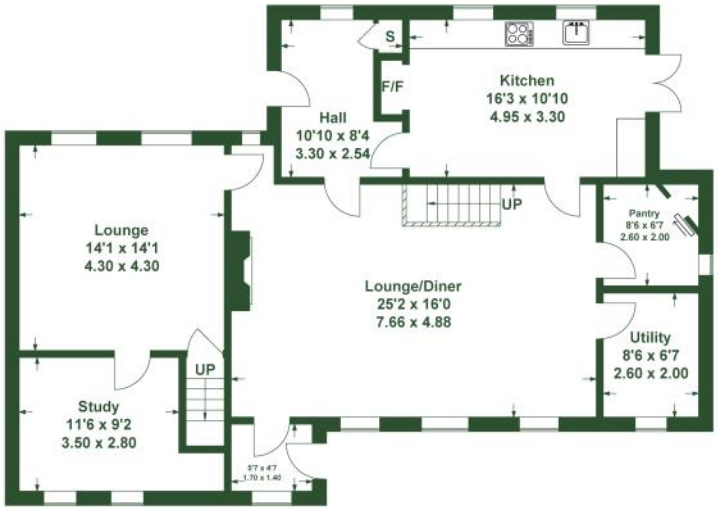


Approximate Gross Internal Area : 256.61 sq m / 2705 sq ft
Outbuilding : 95.79 sq m / 1031 sq ft
Total : 352.40 sq m / 3736 sq ft

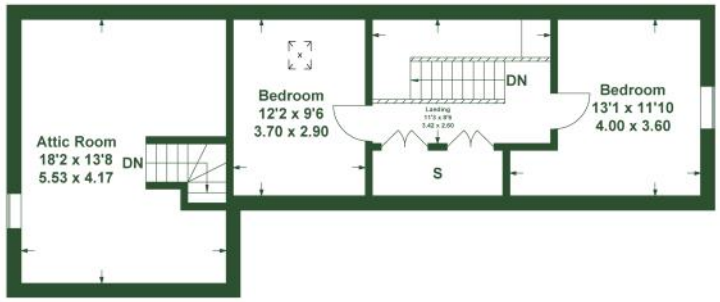
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



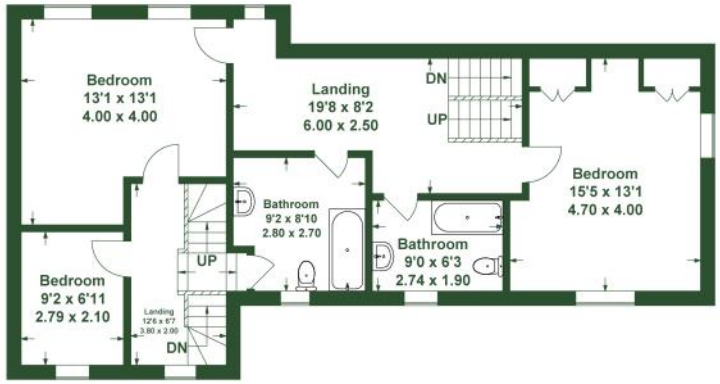
Outbuildings



Ground Floor



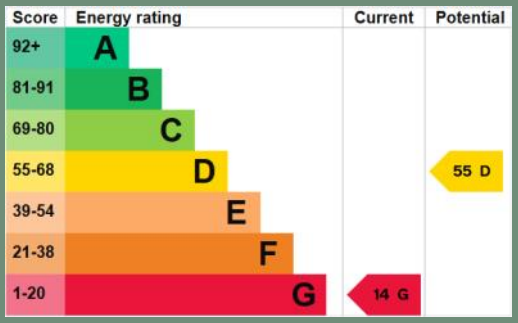
Second Floor



First Floor

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





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