



2 Browns Houses
Jenny Browns Point | Silverdale | Carnforth | Lancashire | LA5 0UA

2 BROWNS HOUSES





Welcome to 2 Browns Houses, Jenny Browns Point, Silverdale, Carnforth, LA5 0UA

Living here is very much a way of life. Captivating panoramic views sweep wide across Morecambe Bay and the daily tides. Ever changing, always fascinating, this is a property for those that love nature and wildlife as it offers a wonderful blend of both coast and country.

2 Browns Houses has an exclusive setting at Jenny Brown's Point, indeed, the house has a direct connection to Jenny Brown herself. This unique cottage has been in the same hands since 1980 and been a much-loved family home. It was bought as a shell, derelict and lovingly brought back to life with the retention of as much character as possible, introducing modern conveniences sparingly and with sensitivity. It is now ready for the next generation to update, make it their own and enjoy coastal life here. Besides any renovation, it will also call for the practically minded as there is no mains water, gas or drainage. The only concession being mains electricity.

The accommodation spans three floors and briefly comprises a kitchen, dining room, sitting room, versatile utility/storage/hobbies room, two double bedrooms (one of which was previously two doubles), a third single bedroom and a bathroom. On the second floor is a further double bedroom and a study/studio and cloakroom. The 'secret' woodland garden is an absolute delight with outhouses and a shed. There is private parking for two, possibly three.

This is a rare opportunity. A gem of a property in a unique location, commanding extraordinary views.

“ Our parents bought the house in 1980. It was an idyllic place to grow up; we'd spend long days, having adventures, exploring the coast and the woods, back in time for tea. All very 'Enid Blyton'.

Living here meant freedom to us and it still does. We always know the tide timetable so that we don't venture out and get cut off. It's a flourishing habitat for wildlife, flocks of oyster catchers, egrets, herons, cormorants, mallards as well as pheasants and partridges. Red and fallow deer often run across the front garden and foxes occasionally come out from the woods. In the skies over head we see jets, transport carriers, helicopters; it's like having our own personal airshow.”





Location

Jenny Browns Point is a local landmark, situated within the protected National Landscape of Arnside and Silverdale (the former AONB). Silverdale itself is a charming and picturesque village occupying a highly scenic coastal setting offering sheltered walks over limestone pavements, cliff top paths and natural woodland, leading to panoramic views across Morecambe Bay. The area is renowned for its flora and fauna, historic buildings and interesting geological features. Within the heart of the village is choice of places to eat and drink, a Co-op for everyday supplies, a post office, primary school, church and traditional butcher.

From this prime location, No.2's view over the bay is unobstructed and truly breathtaking, the wildlife is abundant and all around, it's also an excellent place to see the Arnside tidal bore, a rare phenomenon where the incoming tide is forced through a narrow bay against the direction of the bay's current, the push and pull of the tide and current causing a tidal wave.



A restful and quiet place to live, with no streetlights we have wonderful starry nights and big, atmospheric moons."









Step inside

Most of the rooms face the bay, the openness of the aspect is extraordinary. The panoramic view is big, wide, open sweeps across the bay including Warton Crag, Claughton Moor, Bolton le Sands and over to Heysham Power Station. The views are enjoyed from most of the house, they change subtly with the seasons, the time of day and the weather; the annual Morecambe Baylight Festival is a dramatic sight to behold from the house.

Whilst fixtures and fittings would now benefit from replacement, everything is serviceable to 'set you on' as you contemplate future plans. The abundant character features are a great starting place; a large stone fire surround, exposed beams, sash and stone mullion windows, boarded doors and paneled walls, along with plenty of nooks and crannies.

A walking tour of the house starts from the porch and in through the part glazed door (another opportunity for the view to be captured) to the sitting room, the oldest part of the property, a generous and welcoming room. The adjacent dining room runs front to back with a dual aspect and a handy cupboard for coats. It's through the dining room to the unfitted kitchen (the old pine dressers are available separately), it too has a dual aspect with doors front and rear as well. Stairs lead up to a half landing, each step being slightly different in dimensions adding to the quirky characteristics of the house. From the half landing, a short flight of stairs lead down into the light filled utility/store/hobbies room. A versatile room depending on your requirements with a door into the back garden.



The main landing provides access to the spacious L shaped main bedroom (formerly two rooms and could easily be reinstated as such), a second double bedroom, a third single bedroom and a bathroom. Stairs to the second floor arrive straight into a further double bedroom beyond which is a studio, study or den. There is also a cloakroom on this floor. All together they make a super suite, ideal for a teenager or as the principal bedroom. The ceilings rise into the apex of the room with exposed trusses and purlins. It's a very atmospheric space, possessing amazing light quality with a soundtrack of birds, rain on the skylights or winds rustling through the trees.

“ Our mother wrote an account of the history of the house which details that Jenny Walling was the daughter of Dyke House Farm, next door. In the 1600s, she married Mr Brown, her neighbour who lived in what is now Browns Houses. It was all originally one property, a house in the middle with barns either side. By 1878 the property had become a lodging house for workmen at a local quarry, the building had been subdivided into 40 bedrooms to accommodate them. During the war, the RAF took over part of the property to maintain the bombing range on the marsh.

When our parents bought the house in 1980 it was derelict, a shell. There was no electric and no indoor plumbing. There was an outside loo, a soil closet at the top of the garden.”

















Step outside

The perfect mix of country and coast.

Woodland gardens wrap around two sides of the house and create a private, leafy enclave. Paths meander between mature trees, rhododendrons, azaleas and acers, with pockets of lawn and rocky limestone outcrops, cottage garden style planting being well established and adding a nostalgic air. A shady garden where bluebells and wild garlic flourish. For children, it's the perfect place for making dens, a treasure hunt or game of hide and seek. For grown-ups it makes an idyllic setting for a candlelit evening. In terms of outbuildings, there is a small collection of outside stores; a stone outhouse with an outside WC, two wooden sheds, a log store and the remains of a stone built former privvy.

Along the front of the property is an open garden with a lawn and planted border. Parking is available in a stone walled enclosure. External lighting.





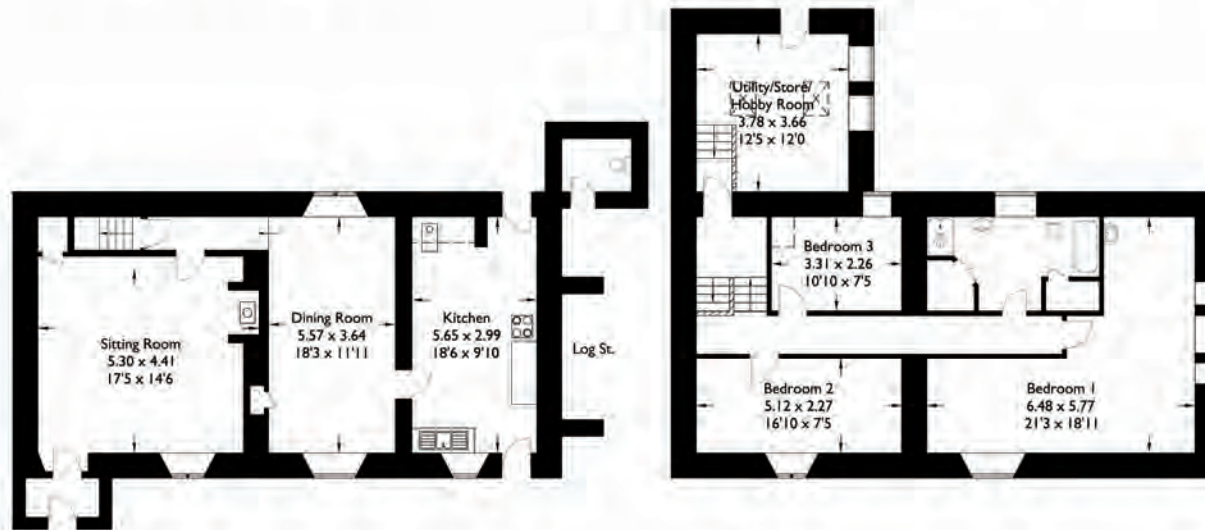
2 Browns Houses

Approximate Gross Internal Area : 220.20 sq m / 2370.21 sq ft

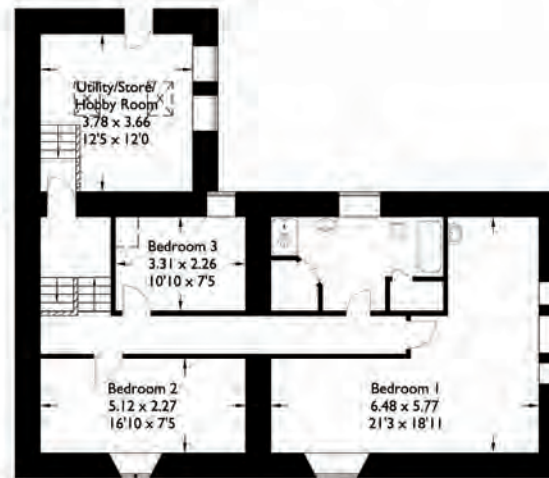
Total : 220.20 sq m / 2370.21 sq ft



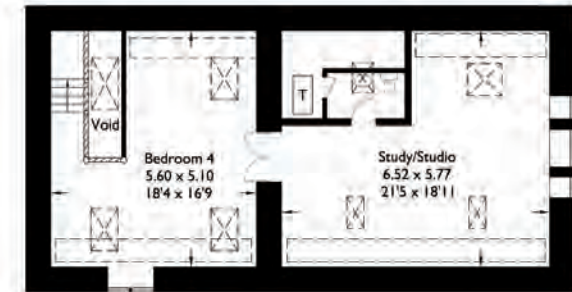
Restricted Head Height



Ground Floor



First Floor



Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

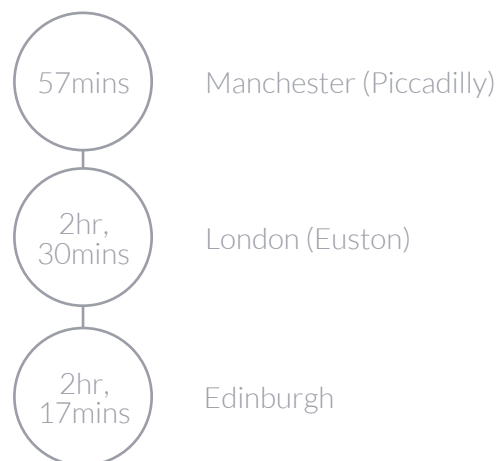
Arnside	3.9 miles
Lancaster	11.7 miles
Kendal	15.3 miles
Bowness on Windermere	21.3 miles
Preston	33.9 miles
Manchester	63.9 miles

Transport links

Silverdale station	1.6 miles
Carnforth station	5 miles
Oxenholme (railway station)	14.8 miles
M6 J35	5.9 miles
Manchester airport	63.9 miles
Liverpool airport	78.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there are branch line stations at Silverdale and Carnforth providing connections to Lancaster station.

Directions

what3words [laughs.necklaces.reading](#)

Use Sat Nav **LA5 0UA** with reference to the directions below:

From the M6 J35 take the A6 headed north. After 3 miles turn left towards Yealand Redmayne. Turn right at the T junction in the village and then through Yealand Storrs onto Storrs Lane driving past RSPB Leighton Moss. At the T junction (opposite Silverdale Golf Club) turn left onto Slackhead Lane. Take the second left onto Hollins Lane (following signs at this point for Jenny Brown's Point). Passing Wolf House Gallery on the right you immediately come to a T junction with Gibraltar Farm straight ahead. Turn left here and follow the lane for as far as it will go!

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and the Newholme cooker.

Available by way of further negotiation are the freestanding dressers and cabinets in the kitchen and the Samsung washing machine.

Internet Speed

Broadband

Ultrafast speeds potentially available from B4RN of 1000 Mbps download and for uploading 1000 Mbps. Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: O2 and Vodafone are reported as providing 'limited' services for both Voice and Data. EE and Three are not reported as providing either services.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Please note

There is a public footpath along the front drive and through the gate, onto the beach.

The Public highway ends at the private access to the properties. From there, it's private access with shared use and maintenance between three properties: 2 Browns Houses, the adjoining cottage and the adjacent Dyke House.

Services

Mains electricity. LPG gas fired central heating from a boiler in the kitchen. Portway multifuel stove in the sitting room. Water is captured from the roof and fed into a series of tanks within the garden (in total there is a capacity of 9,900 gallons or 45,000 litres).

Drainage to a shared septic tank located in the garden.

Places to visit

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
Live theatre at The Heron Theatre, Beetham, Brewery Arts in Kendal, The Dukes and Lancaster Grand, Lancaster
Cinemas at Brewery Arts in Kendal, The Dukes and Vue in Lancaster
RSPB Leighton Moss and the Nature Reserves at Gait Barrows, Trowbarrow Quarry and Warton Crag

Sport and recreation

Pool and gym at Holgates, Silverdale
Golf courses at Silverdale, Morecambe, Heysham, Lancaster, two in Kendal, Grange over Sands, Casterton and Kirkby Lonsdale
Open water swimming and diving centre at Jackdaw Quarry, Capernwray
Boating and sailing with the Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere
Parkrun on a Saturday morning at Williamson Park, Lancaster, Morecambe Promenade and Fell Foot Park, Newby Bridge
There is a wealth of outdoor pursuits in the Lake District

Places to eat

Informal dining, cafes and pubs

In Silverdale – The Silverdale Hotel, The Royal, Cinnamon Spice, The Blossom Bird
In Arnside – The Albion, Arnside Chip Shop, The Old Bakehouse, Ye Olde Fighting Cocks
At Sizergh - Strickland Arms and Low Sizergh Barn Farm and Cafe
At Levens - Levens Kitchen and The Hare & Hounds
The Tavern, Hale
Royal Hotel, Burton in Kendal
The Longlands Hotel, Tewitfield

Special occasions

The Quarterhouse, Quite Simply French, Merchants 1688 and Now or Never by Journey Social all in Lancaster
There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co, both in Cartmel, The Samling, Linthwaite and Gilpin Hotel, all in Windermere, The Old Stamp House Restaurant, Ambleside and Forest Side in Grasmere.

Great walks nearby

Straight from the door there are a host of walks for all ages, abilities and time available. There is a lovely walk along the beach, simply go over the stile onto the shore, along the bottom of the hill and then up through the woods onto the road and back into the village. Head for Jack Scout, a popular picnic spot and the Giant's Seat, a local landmark and enjoy a cracking view of the setting sun. Silverdale is also home to numerous springs and wells; Woodwell being the most visited and well known. Another local favourite is the circular walk through the ancient woodland of Eaves Wood to the Queen Victoria Jubilee Monument known locally as the Pepperpot. From the top are views of Morecambe Bay and the Bowland Fells, on clear days even Blackpool Tower is visible.
The promenades at Morecambe and Grange over Sands are also worth visiting as are our local National Parks, the Lake District and Yorkshire Dales. The Lancashire Coastal Way footpath leads from Silverdale to Freckleton, and the Cumbria Coastal Way takes you all the way to Gretna.

Schools

Primary

Silverdale St John's CoE Primary School
Yealand CoE Primary School
Warton Archbishop Hutton's Primary School
Carnforth Community Primary School, Our Lady of Lourdes Catholic Primary School and Carnforth Christ Church CoE Voluntary Aided Primary School, all in Carnforth

Secondary

Carnforth High School
Dallam School, Milnthorpe
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ulverston Victoria High School (pupils commute by train from Silverdale station)

Further and Higher Education

Lancaster and Morecambe College
Kendal College
Lancaster University
University of Cumbria (campuses in Ambleside and Lancaster)

Guide price £550,000

Lancaster City Council – Council Tax band D

Tenure - Freehold



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We value the little things that make a home

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FOUNDATION

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