



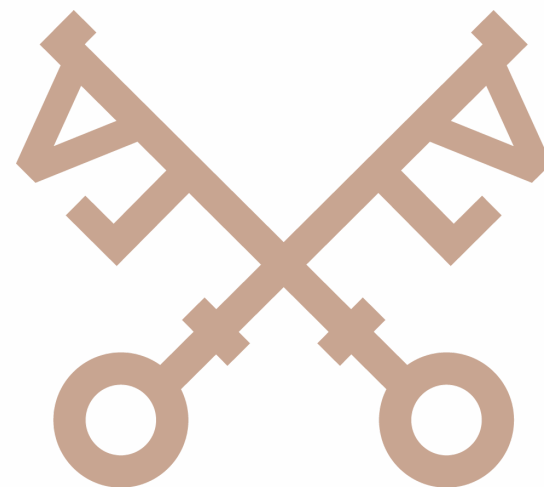
# Mowbrick Farmhouse

## Hest Bank





## MOWBRICK FARMHOUSE, HEST BANK



Tucked away within one of Hest Bank's most sought-after and cherished locations, Mowbrick Farmhouse is a truly special family home. Steeped in local history and believed to date back to the area's agricultural heritage, this handsome farmhouse once formed part of a working farm that played a role in shaping the surrounding coastal village. Today, it stands proudly as a beautifully reimagined home – one that honours its past while offering all the space, comfort and quality modern families desire. Extending to approximately 1,986 sq ft, the property offers substantial and flexible accommodation across two floors, perfectly suited to growing families, multi-generational living or those simply seeking room to breathe in a peaceful yet well-connected setting.

From the moment you step inside, Mowbrick Farmhouse feels warm, welcoming and wonderfully versatile. The ground floor offers multiple reception spaces, allowing family members to come together or enjoy quieter moments apart. A cosy lounge provides the perfect retreat for evenings in, while a further living room offers generous proportions for relaxing, entertaining or working from home because lets be honest, if your home looked like this - we would want to work from home as well!







Property Type:

*Detached  
House*

Square Footage:

*1986 sqft*

Council Tax Band:

*E*

EPC Rating:

*D*

Tenure

*Freehold*

*Take a closer look...*







# Why Hest Bank?

HEST BANK IS WIDELY REGARDED AS ONE OF THE MOST DESIRABLE PLACES TO LIVE IN THE AREA, AND IT'S EASY TO SEE WHY. THIS THRIVING COASTAL VILLAGE OFFERS THE RARE COMBINATION OF A STRONG COMMUNITY SPIRIT, OUTSTANDING NATURAL SURROUNDINGS AND EXCELLENT EVERYDAY CONVENIENCE. FAMILIES ARE DRAWN TO THE VILLAGE FOR ITS HIGHLY REGARDED ST LUKE'S PRIMARY SCHOOL, AS WELL AS RELIABLE TRANSPORT LINKS TO LOCAL HIGH SCHOOLS AND ONWARD CONNECTIONS INTO LANCASTER AND BEYOND. THE VILLAGE IS PARTICULARLY POPULAR WITH THOSE SEEKING A SAFE, FRIENDLY ENVIRONMENT WHERE CHILDREN CAN GROW UP WITH A SENSE OF FREEDOM AND CONNECTION TO NATURE. THE LANCASTER CANAL AND THE NEARBY SHORELINE ARE BOTH WITHIN EASY REACH, OFFERING SCENIC WALKING AND CYCLING ROUTES, BREATHTAKING SUNSETS ACROSS MORECAMBE BAY, AND ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURE. WHETHER IT'S A MORNING DOG WALK, A FAMILY BIKE RIDE, OR SIMPLY ENJOYING THE OPEN SKIES AND COASTAL VIEWS, LIFE IN HEST BANK ENCOURAGES A HEALTHIER, MORE RELAXED PACE.

Mowbrick Farmhouse, Hest Bank



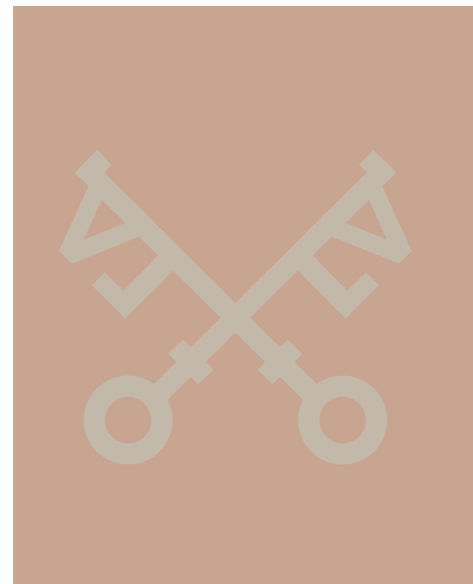




OUTSIDE, THE PROPERTY ENJOYS A PRIVATE DRIVEWAY, PROVIDING VALUABLE OFF-ROAD PARKING — A REAL ASSET IN THIS DESIRABLE VILLAGE LOCATION. TO THE REAR, THE GARDEN OFFERS A SAFE AND ENCLOSED SPACE FOR CHILDREN TO PLAY, SUMMER BARBECUES, OR QUIET MOMENTS ENJOYING THE FRESH COASTAL AIR. THERE IS ALSO A FANTASTIC SUMMER HOUSE WHICH IS A FABULOUSLY VERSATILE SPACE, IT COULD BE THE PERFECT ENTERTAINING SPACE OR INDEED PROVIDES STORAGE FOR BIKES, PADDLEBOARDS OR GARDEN EQUIPMENT, PERFECTLY SUITED TO THE ACTIVE LIFESTYLE THE AREA ENCOURAGES.



















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# WHERE CAN I FIND...



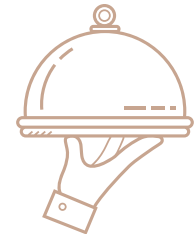
## The Closest Schools?

St Luke's CofE - 2 Minute Drive &  
10 Minute Walk



## The Local Shop?

Slyne-with-Hest Village  
Stores - 3 Minute Drive & 15  
Minute Walk



## A Delicious Meal?

The Hest Bank - 1 Minute Walk  
Slyne Lodge - 3 Minute Drive  
& 18 Minute Walk



## Somewhere Nice to Walk the Dog?

Lancaster Canal - 2 Minute  
Walk  
Shoreline - 5 Minute Walk



## A Refreshing Pint?

The Hest Bank - 1 Minute Walk  
Slyne Lodge - 3 Minute Drive &  
18 Minute Walk



## Closest Transport Links

Bus - Peacock Lane - 2 Minute  
Walk  
Rail - Bare Lane - 6 Minute  
Drive





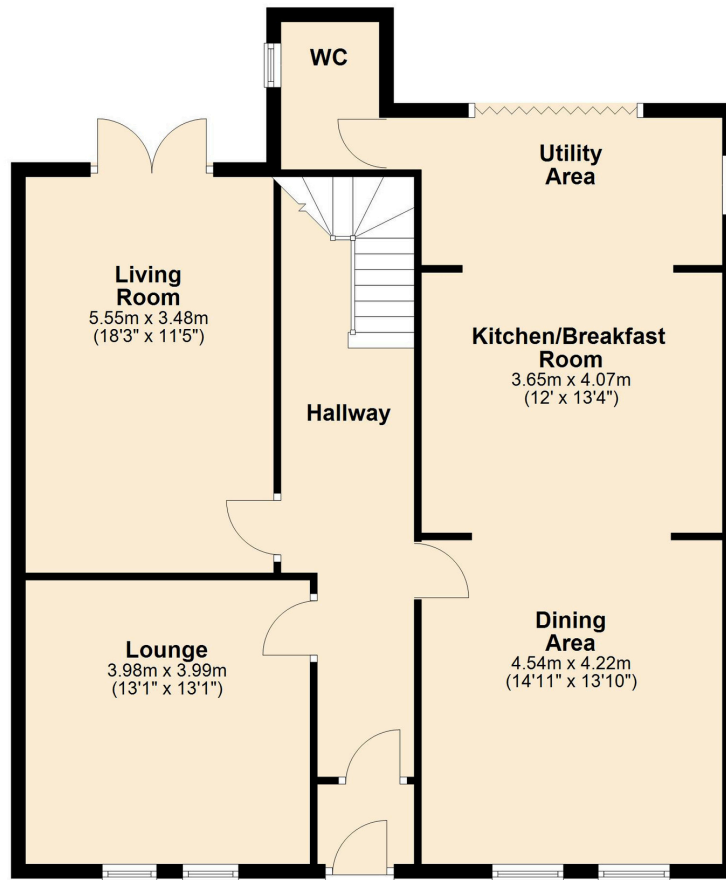






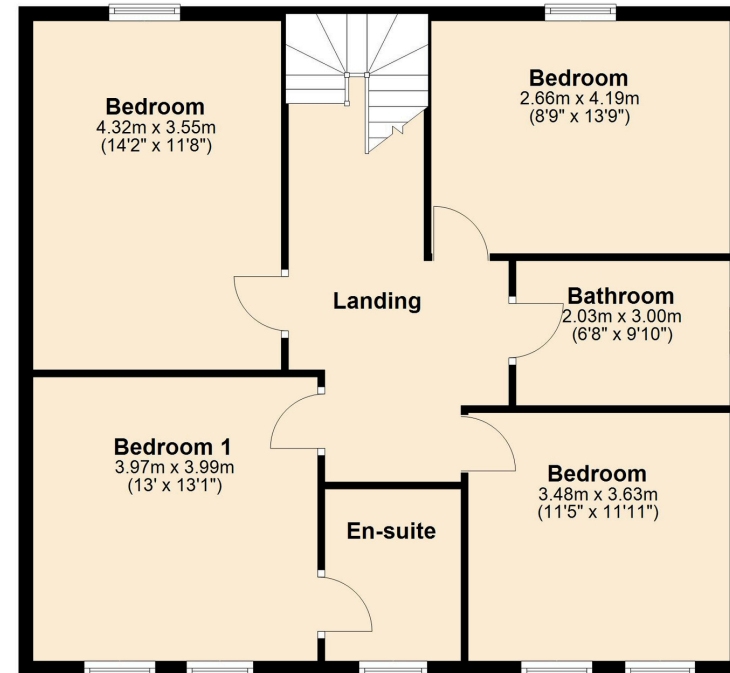
### Ground Floor

Approx. 101.3 sq. metres (1090.3 sq. feet)



### First Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 184.5 sq. metres (1986.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Mowbrick Farmhouse Hest Bank

Mowbrick Farmhouse, Hest Bank, LA2 6DL



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