

A photograph of a two-story stone cottage at dusk. The sky is a deep blue. The cottage has several windows, all of which are lit from within, showing warm yellow light. A yellow door is visible on the right side. The stone walls are dark and textured. A small chimney is on the roof. In the foreground, there is some greenery and flowers. The overall atmosphere is cozy and inviting.

# Lower House Farm Wray

# Welcome Home To Lower House Farm...



A Rare Freedom to Dream in the Heart of the Forest of Bowland AONB  
Tucked quietly along a private farm track, surrounded by rolling countryside and open skies, Lower House Farm is a deeply characterful semi-detached farmhouse dating back to 1630, set within approximately 6 acres of gardens, pasture and productive land. With panoramic views towards Ingleborough, remarkable self-sufficiency credentials and a proven history of community, business and family life, this is a home that offers not just space, but possibility.

From the moment you arrive, a sense of calm and detachment from the outside world is immediate. Wrought-iron gates open to a gravel path lined with mature planting that provides colour, texture and seasonal interest throughout the year. At the heart of the façade sits a charming sunflower-yellow timber front door, perfectly symmetrical and unmistakably “chocolate-box” in appearance.





Property Type:

*Semi Detached*

Square Footage:

*2682 ft<sup>2</sup>*

Council Tax Band

*C*

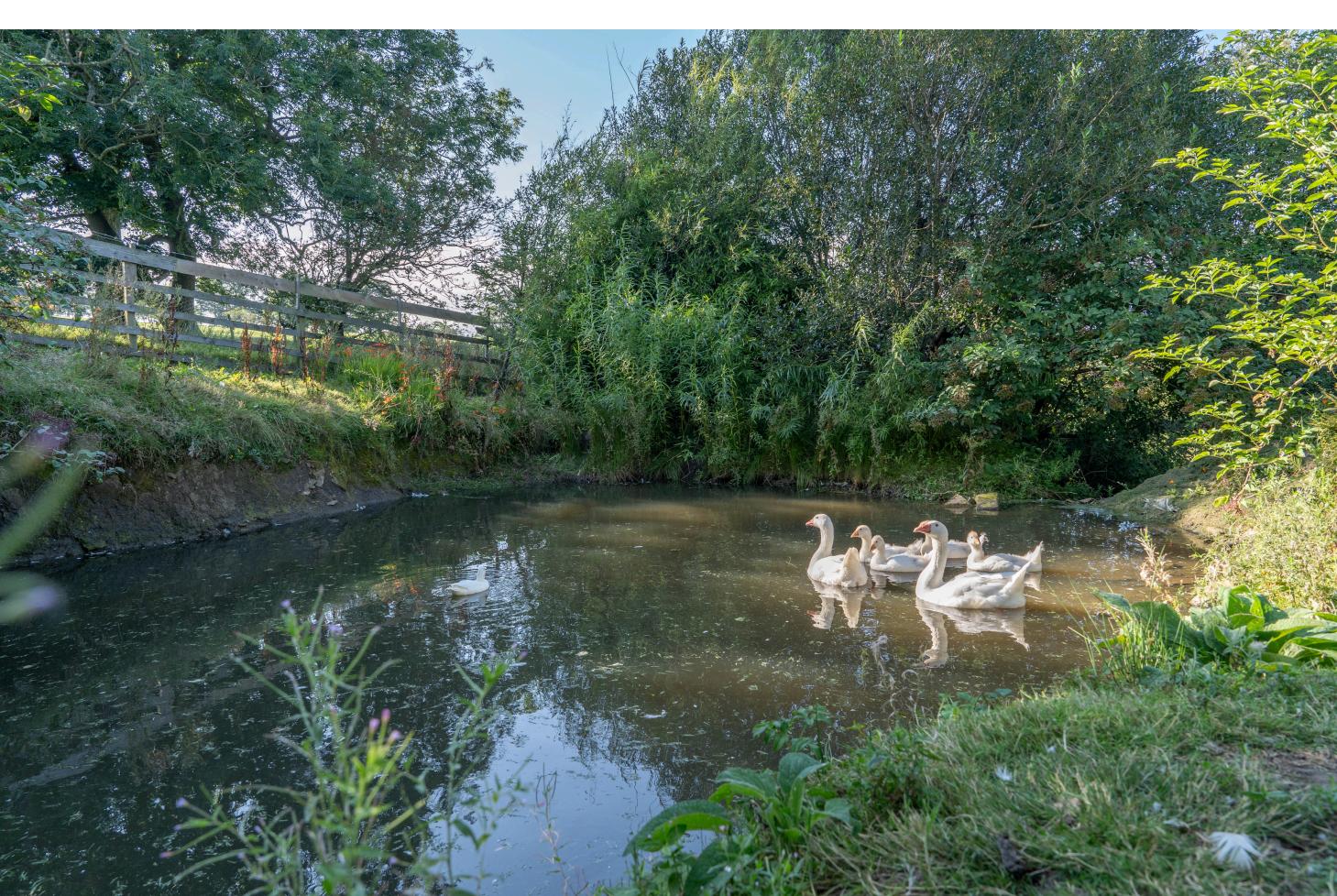
EPC Rating

*TBC*

Tenure

*Freehold*

















# Why Wray?



Wray offers a way of life that feels increasingly rare, where a strong sense of community sits comfortably alongside beautiful countryside and a slower, more grounded pace of living. The village is known for its warmth and character, with a thriving local pub, independent businesses and regular community events that bring people together. Life here feels connected and authentic, where neighbours know one another and traditions are quietly maintained without feeling insular or outdated.

Surrounded by rolling farmland, open skies and the River Roeburn winding gently through the village, Wray is perfectly placed for those who value access to nature. Walking, cycling and outdoor exploration are part of everyday life, with the Forest of Bowland, the Yorkshire Dales and the Lakeland fells all within easy reach. Despite its rural setting, Wray remains well connected, offering straightforward access to Lancaster, Kirkby Lonsdale and the M6, making it entirely practical for modern working life.

What truly draws people to Wray is how it makes them feel. There is a sense of calm and continuity here, a place where life unfolds at a more considered rhythm, allowing space for family, creativity and wellbeing. It appeals equally to those seeking a village in which to raise children, to work from home surrounded by nature, or simply to step into a life that feels more balanced, meaningful and rooted.

# WHERE CAN I FIND...



## The Closest Primary School?

Botton Endowed Primary School sits in the heart of the Village of Wray



## The Local Shop?

Wray Village Store is located on Main St in Wray Village



## A Delicious Meal?

Bridge House Farm is locally loved and you will find a beautiful cafe and tearoom



## Somewhere Nice to Walk the Dog?

There are plenty of walks on your door step to enjoy with or without your four legged friends!

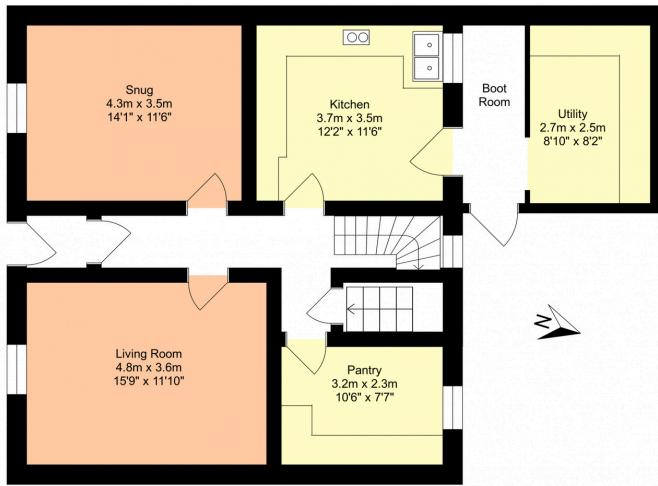


## A Refreshing Pint?

The George and Dragon is located in the village and you are guaranteed a great pint and a warm welcome

# Total Floor Area: 2682 sq.ft 249.2 sq.m) approx.

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.



GROUND FLOOR

Gross Internal Floor Area: 249.2 sq m (2682 sq ft) approx  
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 Ground Floor: 88 sq.m (947 sq.ft) approx  
 First Floor: 73.3 sq.m (789 sq.ft) approx  
 Second Floor: 73.3 sq.m (789 sq.ft) approx  
 Cellar: 14.6 sq.m (157 sq.ft) approx

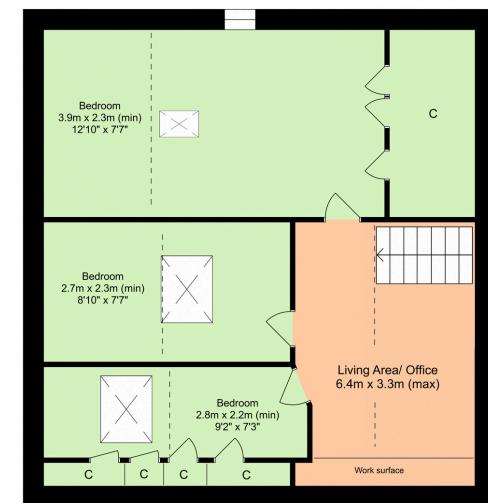
Note: Excludes all outside buildings, which are quoted separately.

This floor plan is for illustrative purposes only and is not to scale. It may not reflect the exact layout and dimensions of the property or items therein.  
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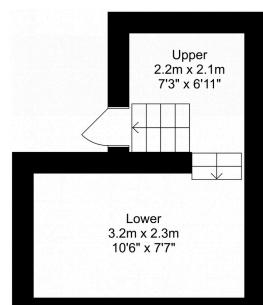
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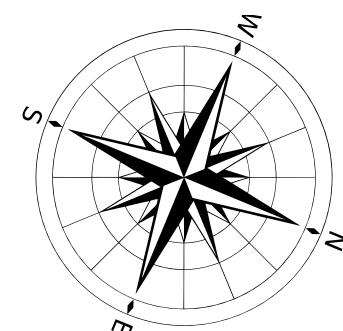
FIRST FLOOR



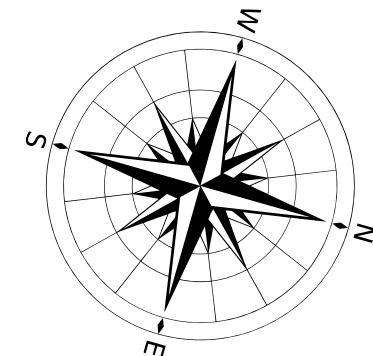
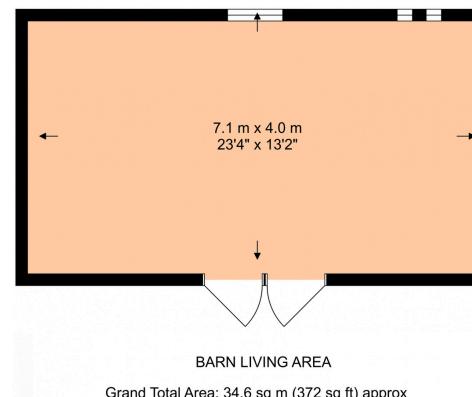
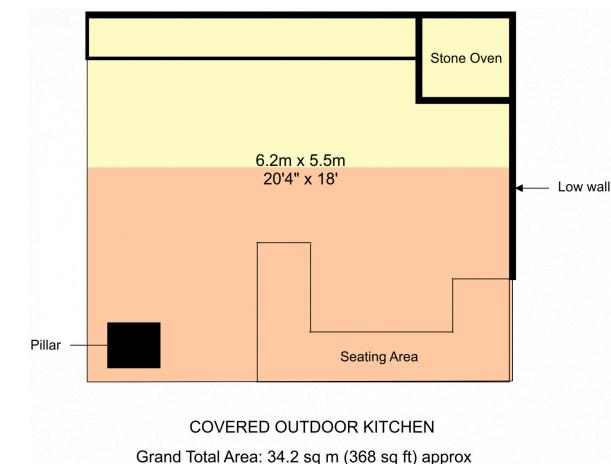
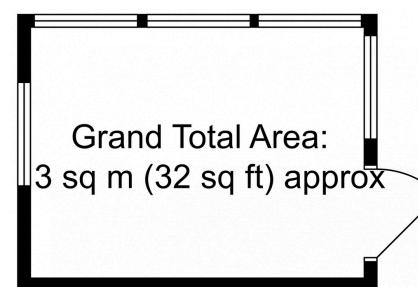
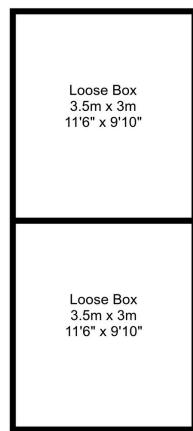
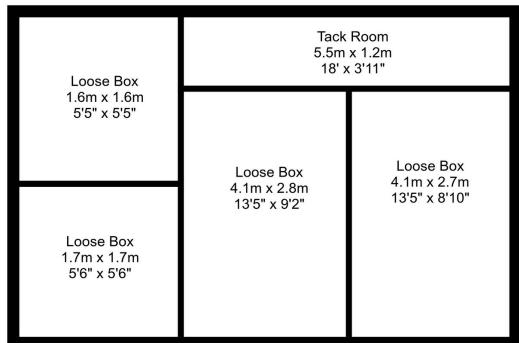
SECOND FLOOR  
Restricted headroom



CELLAR



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Contact us to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563**