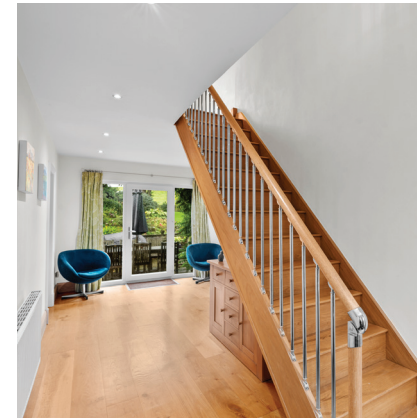




# Ashrigg

Halton





# Ashrigg



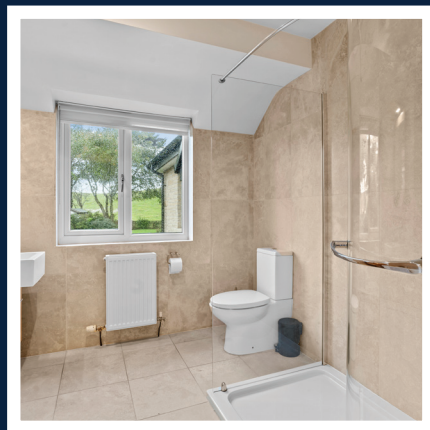
Tucked away in the peaceful and picturesque hamlet of Denny Beck, just moments from Halton, Ashrigg is an exceptional detached family home – the perfect blend of countryside calm and city convenience. This is a home made for family life: bright, spacious, and thoughtfully designed to offer comfort, connection, and room to grow.

Lovingly reimaged by its current owners, Ashrigg has been transformed into a warm



and welcoming sanctuary, where every detail has been carefully considered. From open-plan social spaces that bring everyone together, to peaceful corners perfect for quiet moments, this is a home that adapts to every stage of family living.

Denny Beck offers the perfect lifestyle balance — a quiet, friendly hamlet surrounded by nature, yet just minutes from Lancaster’s vibrant city centre. Families will love the riverside walks and cycle paths along the Lune Valley, while commuters benefit from easy access to the M6 (J34) and Lancaster’s mainline train station.



5 BEDS



3 BATHS

- The bright and inviting hallway features lovely oak flooring which draws you through to the heart of the home.
- Extensive mature gardens overlooking open fields.
- Fantastic open-plan kitchen — featuring an adjacent spacious utility room — that opens directly onto the wrap-around patio.





*Take a closer look...*

Property Type:

*Detached*

Square Footage:

*2455.8 sqft*

Council Tax Band:

*F*

EPC Rating:

*B*

Tenure:

*Freehold*

## *Why Halton?*



Halton is a charming and sought-after village on the edge of Lancaster, offering the perfect balance between countryside tranquillity and city convenience. Set along the picturesque banks of the River Lune, it's surrounded by beautiful walks, cycling trails, and open green spaces, making it ideal for families and nature lovers alike.

The village has a wonderful community spirit, with local events, a great primary school, playgrounds, and everyday amenities including a shop, doctors, and popular pub, while being within easy reach of Lancaster's outstanding grammar schools. With Junction 34 of the M6 and the city centre just minutes away, residents enjoy excellent transport links alongside a slower, more connected pace of life. Halton truly offers the best of both worlds — a friendly, vibrant community nestled in the heart of the Lune Valley countryside.





# The Garden



Encircling the property, Ashrigg's mature gardens create a private green oasis — ideal for children to play freely, for pets to roam, and for families to entertain. The expansive flagged patio provides multiple seating areas for alfresco dining, while the lawns and raised beds invite gardening enthusiasts to grow their own. With open fields beyond, the setting feels wonderfully private and peaceful. To the front, a large driveway offers ample parking, alongside an integral garage offering a superb amount of storage.



Garage



Parking



Garden







## The Bedrooms



There are five generous double bedrooms, each filled with light and offering peaceful views of the gardens or surrounding greenery.

The master suite is an indulgent retreat — a haven for parents featuring underfloor heating, fitted wardrobes, and a stylish ensuite bathroom. The remaining bedrooms are equally inviting, offering flexibility for growing families, guests, or home offices.





# Kitchen & Dining Room



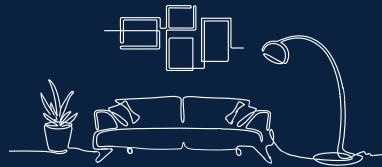
The open-plan kitchen and dining room is a true showstopper — a sociable space where everyday family life unfolds. Dual bi-folding doors fill the room with light and open directly onto the wrap-around patio, creating a seamless flow between indoors and out. Perfect for summer barbecues, morning coffee in the sunshine, or children running in and out of the garden.

The contemporary kitchen features granite worktops, quality appliances, and a large island ideal for preparing meals or gathering around for family breakfasts. The slate tiled floors with underfloor heating add both style and comfort, making this a space you'll love year-round. Adjoining the kitchen, a spacious utility room keeps life organised, with extra storage and laundry space — an essential for busy households.

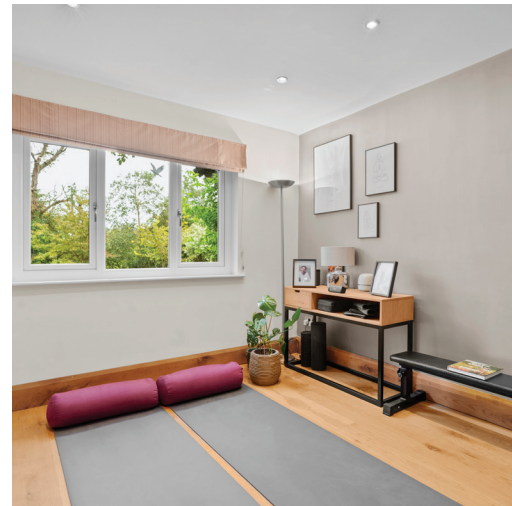




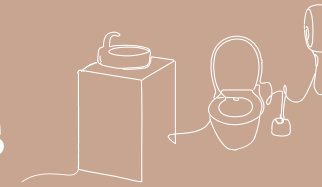
# The Media Room



A versatile media room provides the perfect playroom, snug, or home cinema — a flexible space for the whole family to enjoy. A contemporary cloakroom and internal access to the integral garage complete the ground floor, combining practicality with thoughtful design.



# The Bathrooms

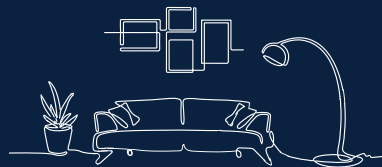


The stylish ensuite bathroom features travertine tiling, rainfall shower, and a striking glass basin. Alongside the downstairs WC, the sleek family bathroom completes the floor, with both a deep bathtub and a walk-in rain shower, creating a spa-like space to unwind.





# The Lounge



The living room offers a calm, cosy retreat, with large windows drawing in natural light and a multi-fuel burner creating warmth and atmosphere on winter evenings.

A feature oak and chrome staircase leads to a bright and airy landing, with space for a reading nook or seating area overlooking the garden.

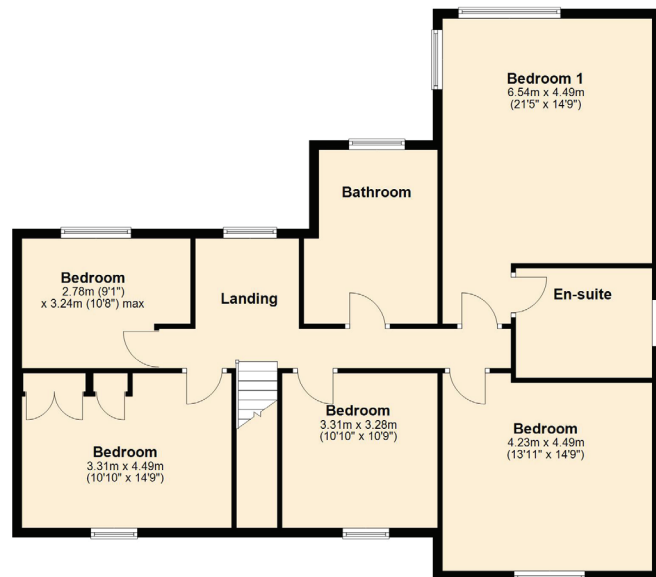




**Ground Floor**  
Approx. 115.0 sq. metres (1237.3 sq. feet)



**First Floor**  
Approx. 113.2 sq. metres (1218.4 sq. feet)



**Total Area: 228.1 sq. metres (2455.8 sq. feet)**



## About Lune Valley Estates

Nestled in the heart of the breathtaking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”







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