

# Green Suite

Region: The North West Sleeps: 4

## Overview

Surrounded by the peace of the River Lune and the grounds of a stunning Manor House, the Garden Suite provides the comfort and calm of the countryside for up to four guests. Located on a private island, guests benefit from access to a private beach, lake and luscious green hiking trails, a perfect getaway to explore the natural beauty of Lancashire.

The main living area of this beautifully designed bungalow boasts wooden flooring and baroque finishes with plush sofas, a feature fireplace and even a pool table and baby grand piano, an excellent spot for guests to entertain themselves in the evenings with a singalong or a game or two. The kitchen dining area has a beautiful bay window with stained glass features and a six-seater dining table, a light and airy place to enjoy an English breakfast or a spot of lunch.

The well-equipped kitchen is finished to a high standard with a built-in oven, microwave and six-ring hob with all you need to host a self-catered getaway. Start your day at the breakfast island with a coffee from the machine while you map you're on route to explore the luscious green landscape.

The bungalow holds two double bedrooms, one with an en-suite shower and the other with an en-suite corner bath and shower, all beautifully finished with bed linens and towels included. Both bedrooms have soft furnishings, plush carpets, flat-screen TVs, and plenty of wardrobe space, all you will need to relax in style.

Outside the patio area is a well set up for al fresco dining with outdoor seating, an impressive stone-built BBQ and your own private hot tub to relax in the bubbles as lunch sizzles on the grill. The gardens provide a lawn for little ones to run and play, and there is even a swing seat to while away the hours, taking in the calm and peace of the private island's wildlife and greenery.

Blending classical architecture with a luxury finish, this charming garden suite is a fantastic countryside retreat on the border of the stunning Lake District, with much to explore and discover in the surrounding area.



## Facilities

Villa/House • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Hot Tub • Walk to Village • Walk to Restaurant • BBQ •  
Coffee Machine • Hairdryer • All Bedrooms En-Suite • Indoor Games •  
Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking  
Paths • Golf Nearby • Tennis Nearby • Cycling • Outdoor Pursuit &  
Activities

# Interior & Grounds

## The House

### Interior Grounds

- Large living room with fireplace, pool table and piano
- Spacious kitchen dining area with feature bay window
- Double bedroom with en-suite shower and corner bath and WC
- Double bedroom with en-suite shower and WC
- WC

### Exterior Grounds

- Patio area with plenty of outdoor seating and garden furniture
- BBQ
- Hot tub
- Access to grounds, private beach and river.
- Private parking

### Additional Facilities

- Wi-Fi
- Dishwasher
- Fridge Freezer
- Coffee machine
- Hairdryer
- Bath toiletries
- Washing machine and dryer
- Bed linen and towels
- Iron
- Books, toys, board games and reading materials
- Sound system with Bluetooth and aux
- Cot
- Travel cot
- Highchair
- Towels provided
- Bed linen provided
- Indoor fireplace
- Portable fans





## Location & Local Information

Nestled in the charming rural setting of Halton, Lancashire, the Garden Suite rests upon a private island with views of the Lancaster hills, River Lune and Otter Island. Set within a lush green landscape of private gardens, the surrounding woods open to a lake and riverbed with a pretty beach giving access to the water.

With a plethora of amenities, it will be hard to tempt yourself away from your holiday home, but there is much to explore in the local and neighbouring areas. Hire yourself a bike from Leisure Lake Bikes in Lancaster and explore the district's extensive cycling routes with a mixture of flat and hilly rides to challenge all abilities. The Lune Valley borders the Forest of Bowland Area of Outstanding Natural Beauty and offers unspoilt cycling starting just a few minutes' drive from Lancaster.

Morecambe Bay is well worth a visit, with a sweeping coastline and views of the spectacular Lakeland Mountains, a perfect spot to sit on the promenade with fish and chips and take in the view. Afternoon tea can be taken at the iconic Midland Hotel for delicious cakes and sandwiches, and it would be rude not to take a photo opportunity at the statue of a funny man and local hero, Eric Morecombe, found on the promenade.

Soak up some local history with a guided tour of Lancaster Castle, where you can take in over a thousand years of rich heritage. Suppose you're looking to learn more about the local area. Why not visit the Lancaster Museum, where you will find collections of fine art, porcelain and artefacts that date back to the 1600s, housed within a stunning Georgian building?

Set within the area of Arnside and Silverdale, you will be tempted with endless opportunities to get out and explore the outdoors. Heralded as an Area of Outstanding Natural Beauty, drive to Arnside to access the Information Centre that will lead you to the best walks, cycle routes and spots to enjoy the wealth of wildlife, superb walks and stunning scenery.

Take advantage of your waterside location by hitting the river with your kayak or paddle board; the River Lune provides a favourite spot for the paddling community. For those looking for some adventure, Halton Rapids are a popular spot for canoeing fans. Local John OGaunt Rowing Club runs courses and free taster sessions for those keen to take to the water.



## Local Amenities

Nearest Airport

**Manchester Airport  
(102 km)**

Nearest Ferry Port	<b>Heysham Port (14.7 km)</b>
Nearest Train Station	<b>Lancaster Station (7.5 km)</b>
Nearest Village	<b>Caton (1 km)</b>
Nearest Town/City	<b>Lancaster (7.7 km)</b>
Nearest Restaurant	<b>The Greyhound at Halton (2.3 km)</b>
Nearest Bar/Pub	<b>The Ship Inn (950 m)</b>
Nearest Supermarket	<b>Co-op Food - Caton (1 km)</b>
Nearest Beach	<b>Hest Bank Beach (7 km)</b>
Nearest Golf	<b>Lansil Golf Club (4.8 km)</b>
Nearest Tennis	<b>Lunesdale Lawn Tennis Club (1.4 km)</b>

## What we love

- The property's living room holds both a pool table and a baby grand piano, providing plenty of entertaining opportunities in the evening
- The tranquil peace of the island can be enjoyed from the impressive outdoor patio with bubbling hot tub and large BBQ grill
- The spacious kitchen dining area is light and airy thanks to a stunning bay window with stained glass features
- The spectacular views across the River Lune, with on-site fishing and country, walks right outside your door

## What you should know...

- With easy access to the river and hot tub, young children should be supervised at all times
- Although the property is on a private island, other holiday lets are using the same area
- The outdoor patio area is placed at the front of the property that shares parking with others

# Terms & Conditions

- Security deposit: £1,500 Credit card authorisation is required, it is refunded in full subject to a damage inspection on departure
- Arrival time: 4:00 PM
- Departure time: 10:00 AM
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Pets welcome?: Sorry. no pets welcome
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Other Ts and Cs: The lead booker must be over 30 years old
- Other 2: Please note that the total number of guests on site must not exceed the maximum capacity of the 4 who are staying
- Stag & Hen Do's Allowed? : No events, parties or stag and hen do's allowed at the house
- Changeover day: All days (except Saturday)