The Malthouse, Casterton, Carnforth, LA6 2LA

£575,000

3 Bedroom House

Description

House
• Built circa 1792 and Grade II listed, full of character and original features
• High ceilings throughout, creating a real sense of volume and space
• Light-filled rooms with excellent natural flow
• Three bedrooms and large family bathroom
• Large detached office space within the garden, ideal for working from home or creative use

Services
• Oil-fired heating
• Mains water and electricity
• Shared septic tank system
• Good mobile coverage and broadband available

Grounds and Location
• Approx. 1 acre plot with bluebell woodland
• South-facing garden with mature trees and views
• Parking for multiple vehicles
• large garage with storage
• Peaceful village setting, 5 minutes to Kirkby Lonsdale

Originally part of the Georgian Casterton Hall estate, the building began life as the estate brewery, created to serve the main house,

which today remains a separate residence. Over time, it has been thoughtfully transformed into a home that retains its heritage while standing comfortably on its own.

The approach sets the tone. A sweeping sense of space greets you, with ample parking and a detached stone garage and loft positioned with ease for everyday living. The setting enjoys a natural openness, with neighbouring homes carefully spaced, creating both a sense of community and a welcome degree of privacy. There is a quiet confidence to the way the home sits within its plot, with the gardens drawing you in from the outset.

Inside, the house which is on one level, unfolds with character and warmth. The entrance hall offers a practical introduction, with a cloakroom positioned neatly to one side. From here, the space opens into the heart of the home, a kitchen and dining area that feels both sociable and inviting. Subtle changes in level add interest and definition, guiding the flow without interrupting it. An open fire anchors the living room, bringing a natural focal point that enhances the atmosphere through the cooler months.

Light and connection to the outside are carefully considered. A french door opens onto a courtyard, creating an easy relationship between indoor and outdoor living. In the warmer months, this becomes an extension of the home, perfect for relaxed mornings or long, unhurried evenings. The courtyard itself offers a sheltered setting, ideal for entertaining or simply enjoying the quieter pace of life that this home encourages.

The proportions throughout are generous. High ceilings and well-sized rooms create a sense of volume that is both comfortable and practical. Each space feels considered, with views that frame the surrounding grounds and neighbouring landscape. The main living areas balance openness with intimacy, allowing the home to adapt

easily to both everyday life and more social occasions.

The bedrooms continue this sense of calm. The main bedroom is particularly well-positioned, enjoying views across the courtyard and offering a peaceful retreat at the end of the day. Storage is thoughtfully integrated, ensuring the room remains uncluttered and restful. A further bedroom shares a similarly generous scale, with high ceilings and a pleasant outlook that enhances the feeling of space.

A third room offers flexibility. Currently arranged as an alternative sitting room, it can equally serve as an additional bedroom. Its inclusion reflects the adaptability of the home, whether for guests, home working or creative pursuits. Built-in storage and dressing space add to its practicality, allowing it to function with ease in a variety of ways.

The family bathroom is well proportioned, with scope for further enhancement if desired. Its current layout offers a solid foundation, with space that invites personalisation over time. Throughout the house, there is a sense that the home has been carefully maintained while still allowing the next owner the opportunity to make it their own.

Beyond the main house, the grounds offer a compelling extension of the living space. The bluebell woodland provides a natural backdrop, creating a setting that changes beautifully with the seasons. In spring, it becomes a carpet of colour, while in autumn, the trees bring a softer, more muted palette. It is a rare feature that adds both character and a sense of quiet seclusion.

A detached studio sits within the grounds, currently used as a home office with utility space. This additional building enhances the flexibility of the home, providing a clear separation between work

and living when needed. Whether used as a studio, workspace or simply additional storage, it offers a practical solution that complements modern living.

The wider setting adds to the appeal. The Malthouse enjoys a position that feels peaceful and rural yet remains well-connected. Casterton is a well-regarded village with a strong sense of community and easy access to the surrounding countryside.

Nearby Kirkby Lonsdale offers a wider range of amenities, including independent shops, cafés and restaurants, as well as Casterton Golf Course. There is also a choice of highly regarded state and independent schools, as well as a medical centre and dental practices.

For those drawn to the outdoors, the location is particularly well-suited. The nearby Lune Valley provides a network of walks and open landscapes, while the Lake District National Park lies within easy reach. It is a setting that supports both an active lifestyle and a quieter pace, depending on the day.

Access is straightforward, with links to the M6 providing convenient connections to Kendal, Lancaster and beyond, with Oxenholme station around 20 minutes away. This balance of accessibility and rural charm is part of what makes the location so appealing. It allows for a sense of retreat without isolation, offering the best of both worlds.

There is a quiet integrity to The Malthouse. It does not seek to impress through scale alone, but through a more considered combination of setting, character and adaptability. The history of the building is felt in its proportions and layout, while the grounds and outlook provide a constant connection to the landscape.

For those seeking a home that offers both substance and flexibility, it presents a compelling opportunity. Whether as a permanent residence or a place to retreat to, it is a home that lends itself to a way of living that is both grounded and enriching.

In every sense, The Malthouse is a home that feels established, welcoming and ready for its next chapter.

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Parking options: Driveway, Garage
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden, Terrace

Tenure

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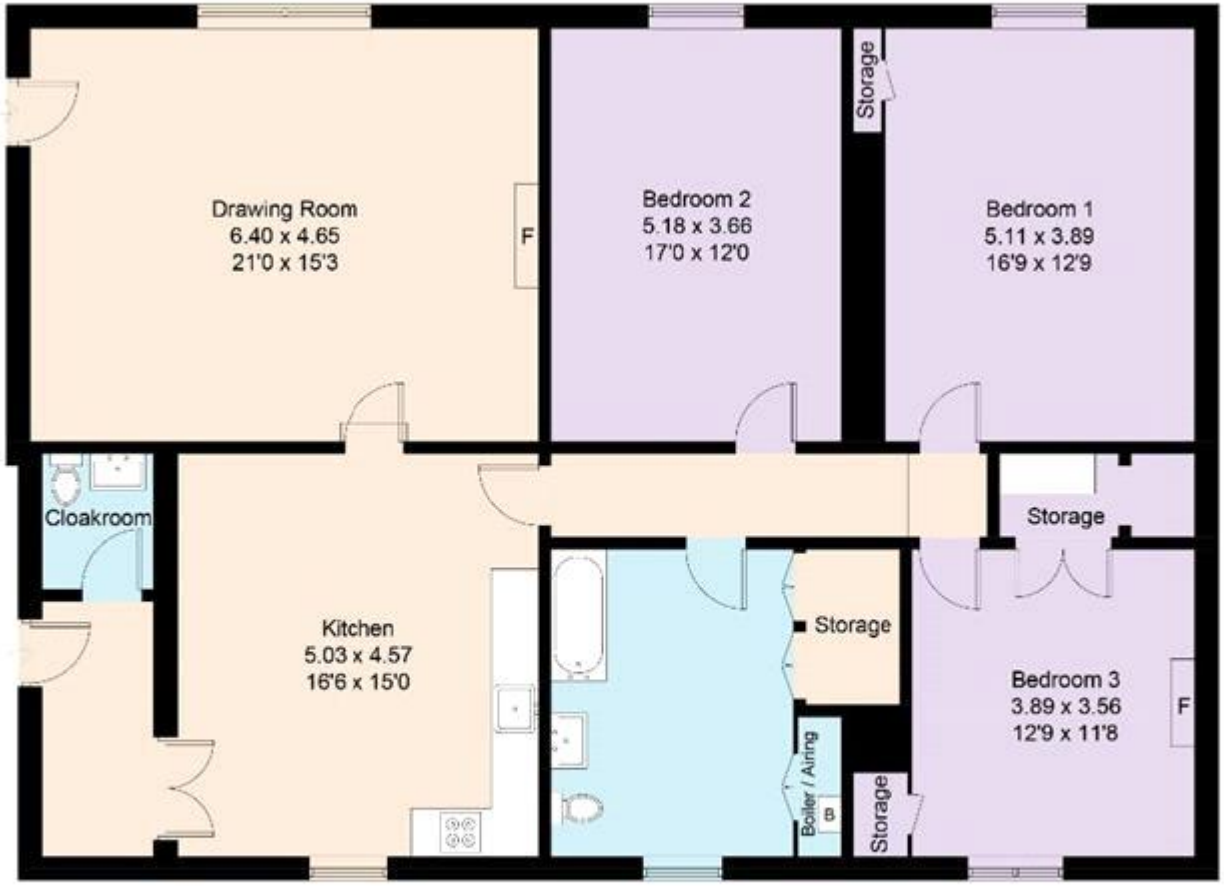
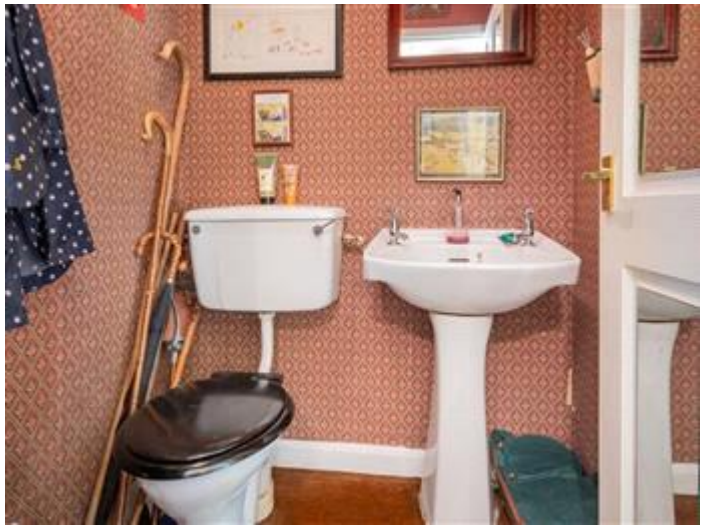
The Malthouse



Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2026 (ID1298273)



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