

PB183

IDEAL INVESTMENT PROPERTY ON THE
YORKSHIRE/LANCASHIRE/CUMBRIA BORDERS

**A First Class Pair of Semi-Detached Self Catering Holiday Cottages
(Sycamores Cottage and Beeches Cottage)**

COLLECTIVELY KNOWN AS

Brentwood Farm Cottages

Barnoldswick Lane

Burton-In-Lonsdale

North Yorkshire

LA6 3LZ

(Subject to Section 106 "Holiday Cottage" Occupancy Restriction)



Price as a whole: Offers Invited Over £400,000; to include fixtures, fittings and electric appliances; (insitu furnishings available by negotiation) Offers for the two cottages individually will be considered

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Comprising an excellent pair of lucrative semi-detached holiday cottages converted to a high standard from a traditional stone built barn in 2000/2001. Each property boasts attractive character 2 bedroomed accommodation although the main bedrooms are of sufficient generous proportions to probably easily divide to create third bedrooms if so desired; sycamore cottage is also sensitively designed to accommodate disabled users with assistance, as well as able bodied guests (*last 3 years audited accounts will be made available for perusal by discerning interested parties only*).

The properties are situated in an idyllic picturesque small hamlet setting approx 1 mile along a back lane out of Burton-In-Lonsdale village conveniently located on the Yorkshire, Lancashire and Cumbria borders.

Please Note:-In order to protect the vendors short to medium term interests in the event of a purchaser being successful in the future removal of the present Section 106 Holiday Cottage Occupancy Restriction the properties are to be offered subject to the vendor retaining a 45% /10 Years "Clawback Clause" i.e. Whereby effectively the vendor will be entitled within a period of 10 Years to 45% of any deemed uplift in value of the properties (initiated by the removal, or relaxation/favourable variation of the present restriction).

Lancaster and the M6 - 15 miles, Settle and The Yorkshire Dales National Park 12 miles,
Kendal and the Lakes 19 miles approx.

Beeches Cottage
Comprising:-

(Full sealed unit double glazing and oil fired central heating installed).

Ground Floor:

Reception Hall:

7'5 x 3' (2.26m x 0.91m)

Double glazed glass panel front door, centre light, smoke alarm.

Bedroom 1:

15'3 x 10' (4.65m x 3.05m)

Dual aspect windows, centre light, radiator, pair bed head wall lights. L-Shaped **En-suite Bathroom:** 11'11 x 8'7 max comprising 3 piece bath suite in white with tap shower/rinse fitting, tiled splashbacks, electric shaver light, centre light, radiator, auto vent.



Living Kitchen:

17'9 x 15' 7 min(5.41m x 4.75m)

Plus Recess 6'1 x 3'3

(1.85m x 0.99m)

Fitted cupboards and units in light oak incorporating inset stainless steel single drainer sink unit with mixer tap, built in "Electrolux" oven, ceramic hob with extractor hood, fitted/plumbed auto washer, fridge, freezer and work surfaces with tiled splashbacks. Feature beamed ceiling, electric fire in wood and marble style fireplace, 3 display recesses, 3 x centre lights, 2 x radiators, TV point, under stairs storage cupboard, glazed panel door to garden.



First Floor:

Landing:

8'4 x 2'9 (2.54m x 0.84m)

Centre light, smoke alarm.

Bedroom 2:

15'7 x 12'11 min(4.75m x 3.94m)

Plus recess 6' x 6' approx

Plus 1.83m x 1.83m)

Built in wardrobe, centre light, radiator, covered beam.

En-Suite Shower Room: 8'7 x 4'7 with shower cubicle, wc, wash hand basin, tiled splashbacks, electric shaver light, centre light, radiator, auto vent.



Sycamore Cottage
Comprising:-

(Full sealed unit double glazing and oil fired central heating installed).

Ground Floor:

Living Kitchen:

18'5 x 16'3

Plus recess 6' x 3'3 approx

(5.61m x 4.95m

Plus 1.83m x 0.99m)

Fitted cupboards and units in light oak incorporating inset stainless steel single drainer sink unit with mixer tap, built in "Electrolux" oven, ceramic hob with overhead extractor, plumbed washer/dryer, upright fridge freezer and work surfaces with tiled splashbacks. Feature beamed ceiling, electric fire in wood and marble style fireplace, 3 x centre lights, 2 x radiators, smoke alarm, TV point, understairs storage cupboard.



Bedroom 1:

19'1 x 10'9

(5.82m x 3.28m)

Centre light, radiator, bed head wall lights, glazed panel door to patio garden. **En-Suite Shower Room:** 10'1 x 8'10 (**fitted to disability standards**) comprising curtained corner shower, wc, wash hand basin, electric shaver light, centre light, radiator, auto vent.



First Floor:

Landing:

7'6 x 2'10

(2.29m x 0.86m)

Bedroom 2:

16'3 x 13'8

Plus recess 6'11 x 5'

(4.95m x 4.17m

Plus 2.11m x 1.52m)

Dual aspect windows, exposed oak lintel, painted beam, centre light, 2 x radiators, bed head lights, built in wardrobe cupboard. **En-Suite Bathroom:** 9' x 4'7 comprising 3 piece bath suite in white with tap shower/rinse fitting, tiled splashbacks, electric shaver light, auto vent, centre light, radiator.



- Outside:** Adjoining boiler room 5'7 x 4'10 housing oil boiler providing full central heating and hot water to both cottages, electric consumer unit etc and water softener unit, centre light.
- Front:** (Southerly Side) Covered porch, part gravelled/part tarmaced parking/turning area, discreet dustbin compound, oil central heating tank.
- Sides:** Generous sized lawned garden, patio seating area, tarmaced parking area and flagged paths.
- Rear:** (North Side) Paved patio, lawned area and flower border.



- Services:** Mains electric, oil central heating , **water supply via Brentwood Farm private bore hole subject to periodic water charges payable to Brentwood Farm;** private septic tank drainage system in adjacent land.
- Rates:** Rateable Value 3850.00
Actual Rates Payable 2007/2008 £848.92 (after 50% small business rate reduction – subject to qualification).
- Tenure:** Freehold with vacant possession on completion.
- Solicitors:** To be decided.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

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