

Hutton Village Centre (A59) – One Mile

Preston M6 (J31) – Five Miles

**Clare Farm
Grange Lane
Hutton
Preston
PR4 5JH
About 1 acre**



Clare Farm comprises a detached three bedroom farmhouse constructed of cavity brick walls under a blue slate roof, a detached range of cattle sheds and loose boxes constructed of brick walls under blue slate rooves with the benefit of Class Q permitted development capable of creating a three bedroom detached bungalow and grass paddock in all extending to just over one acre all freehold with the benefit of vacant possession.

Clare Farm is offered for sale by private treaty as one lot but a split may be considered.

Council Tax Band: D

Energy Performance Certificate Band: E

Situation: From the A59 roundabout continue through Hutton village and turn right into Skip Lane then left on to Grange Lane and after $\frac{3}{4}$ mile Clare Farm is on the right of the S bend

Viewing: Strictly by appointment through the selling agents.

Price: Offers sought over £450,000

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The Farmhouse is constructed of cavity brick walls under an apex blue slate roof with a single storey rear extension of similar structure being a former dairy now used as a utility. The living accommodation is as follows:

Ground Floor glazed front entrance door to the hall with stairway and entrances to the sitting room and living room.

Sitting Room (20'4" x 10'0") solid floor with fitted carpet, stone built fireplace with polished wood mantle, calor gas fitted fire and radiator.

Sitting Room (14'2" x 12'0") solid floor with fitted carpet, bay window, stone built fireplace with polished wood mantle and coal fire grate and radiator.

Kitchen (17'7" x 8'0") tiled floor and range of wall cupboards and work top units incorporating a single drainer sink unit, Neff eye level oven and ceramic four ring hob, Neff dishwasher and tiled splash backs. Under stair pantry. Radiator. Glazed rear entrance.

Rear Entrance Porch (6'0" x 5'2") with tiled floor and glazed sides.



Utility (13'10" x 9'6") concrete floor, porcelain sink, oil fired central heating boiler, plumbing for an automatic washer and separate toilet with low flush fitting.

First Floor A single flight stairway leads from the hall to a central carpeted landing with entrances to three bedrooms with fitted carpets and the bathroom as follows:

Front Bedroom 1 (14'4" x 11'10") painted metal former fireplace. Built in airing cupboard with hot water cylinder with immersion heater, wardrobe closet and radiator.

Front Bedroom 2 (12'0" x 10'0") painted metal former fireplace and radiator.

Rear Bedroom 3 (10'0"/6'9" x 8'0") radiator.

Bathroom (14'3" x 8'0") panelled bath, pedestal wash basin, low flush toilet, shower closet with electric shower fitting, airing cupboard, tiled walls and radiator.

Outside Front garden with lawns. Rear concreted yard with gated entrance from Grange Lane.

Services Mains water and mains electricity. Drainage is to a private treatment plant for six houses with a third share of maintenance responsibility for one pump and a sixth share of maintenance

responsibility for a second pump. The front elevation has double glazed windows and the rear elevation has single glazed windows.



The Farm Buildings comprise a range of single storey cattle sheds and loose boxes constructed of brick walls under apex slate rooves. There is a three bay dutch barn constructed of timber pole with curved tin roof.



The Land comprises a croft extending to approximately half an acre and the total site extends to about one acre with house, garden, buildings, yard and croft shown on the attached plan with the boundary edged red.

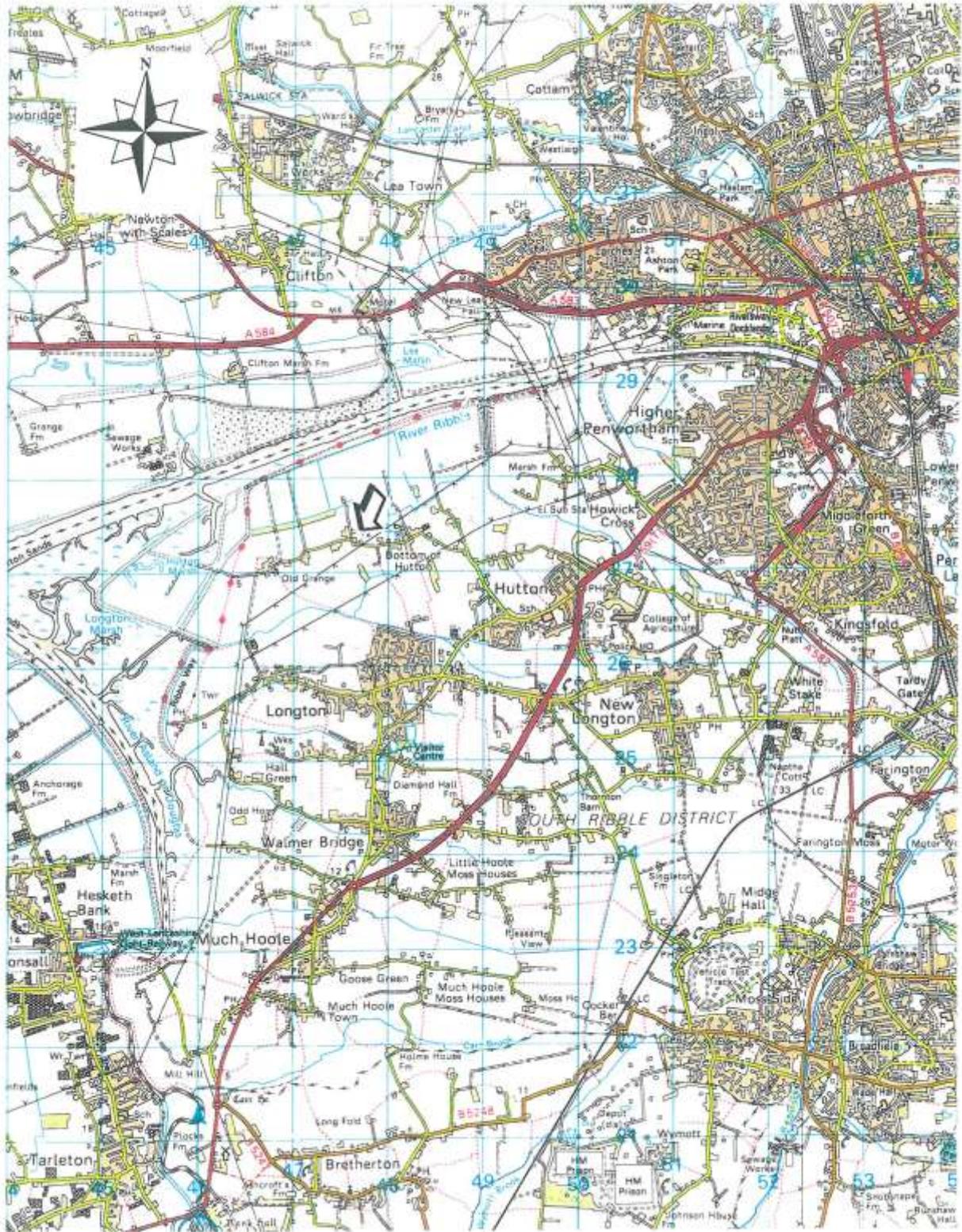


Planning Permission. The single storey brick built cattle shed with loose boxes has permitted development consent under Class Q of the Town and Country Planning (General Permitted Development)(England) Order 2015 for the change of use of an agricultural building to a dwelling under South Ribble Borough Council, Civic Centre, West Paddock, Leyland, PR25 1DH Reference 07/2017/0692/APD. The proposed three bedroom living accommodation will extend to an area in excess of 2,000 sq ft and further details are available on request to ML Planning Consultancy, 5 Bobbin Mill Cottages, Stubbins Lane, Claughton on Brock, Preston, PR3 0PL Telephone 01995 640135 or email mel@mlplanning.co.uk



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Geoproperty plan 2017. Final Scale - 1:2500



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