

PC125

Crow Trees Farmhouse Mewith High Bentham Nr Lancaster LA2 7AX



Price: REDUCED to £625,000 Region to include all insitu fitted carpets, kitchen roller blinds and majority curtains.

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

A substantial tastefully renovated Grade II Listed 18th Century detached 5 bedroomed farmhouse affording a wealth of beamed character, a beautiful oak staircase and retention of original features together with boasting an under floor heating system to the ground floor (radiators to upper floors), majority sealed unit double glazing, wired smoke alarms, a large "Bespoke" fitted farmhouse breakfast kitchen, 2 reception rooms, master bed en-suite, double garage/workshop, ample private forecourt parking, delightful patio gardens and a 1.10 acre adjoining paddock which previously held Planning Permission for an Agricultural Building (3 years consent – dated 14th November 2005).

Occupying a beautiful predominantly peaceful rural location with stunning long distance rural views towards Ingleborough Peak.

Further circa 6.5 acres adjoining land may be available by separate negotiation.

Lancaster/M6 Junction 34 – 15 miles approx
Kendal and the Lakes 19 miles approx.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

Accommodation Comprising:

(Wired smoke alarms, oil fired central heating incorporating under floor heating system to ground floor and majority sealed unit double glazing installed).

Ground Floor:

Kitchen:

17'11 x 16'
(5.46m x 4.88m)

"Bespoke" fitted farmhouse dining kitchen incorporating inset single bowl single drainer "Cordura" sink unit with mixer tap, "**Rangemaster Kitchener**" cooker range with overhead extractor hood, integrated dish washer, fridge and work surfaces with tiled splash backs, stable door, 4 windows providing triple aspects, exposed beams and lintels, tiled floor, mini halogen ceiling lighting, centre light, TV point.



Continued Inner Kitchen Area:

11' x 6'5
(3.35m x 1.96m)

Fitted cupboards and units incorporating integrated freezer, auto washer and oil fired central heating boiler, exposed beams, tiled floor.



Sitting Room:

15'3 x 11'1
(4.65m x 3.38m)

Feature stone fireplace housing multi-fuel stove on slate hearth, built in panel doored cupboard, panelled window seat, exposed beams, hardwood floor, centre light, wall lights, TV point, telephone point.



Inner Hall:
9'1 x 7'7
(2.77m x 2.31m)

Open feature oak staircase with under cupboard, pointed stone stairwell, exposed beam, tiled floor, centre light.



2nd Lounge/Dining Room:
15'3 x 14'7
(4.65m x 4.45m)

Feature stone fireplace housing multi-fuel stove on slate hearth, pointed stone wall, furniture recess, built in panel doored cupboard, panelled window seat, exposed beams and lintels, hardwood floor, centre light, wall lights, outside door.



L-Shaped Utility Room:
9'11 x 9' max
(3.02m x 2.74m max)

Exposed beams and lintels, porcelain sink with tiled splash backs, quarry tiled floor, 2 x centre lights, back door.

Integral W.C.
4'2 x 3'1 min
(1.27m x 0.94m min)

Quarry tiled floor, centre light, extractor vent.

First Floor:

Landing:
16'5 x 9'1 max *including feature oak
continuing staircase*
(5.00m x 2.77m max)

Pointed stone walls, exposed beams and lintels, centre light, radiator.



L-Shaped Bedroom 1:

16'1 x 10'7 Plus 7'2 x 6'6
(4.90m x 3.23m)
(Plus 2.18m x 1.98m)

Feature exposed roof timbers and lintels, dual aspect windows, double doored large built in storage cupboard, 2 x centre lights, radiator, TV point, shelved linen cupboard with centre light.

En-Suite Shower Room: 6'6 x 4'9 min (1.98m x 1.45m min) wide glass screened shower cubicle, wc, wash basin, fully tiled walls, tiled flooring, chrome heated towel ladder, fitted blind, centre light, auto vent.



Bedroom 2:

15'2 x 11'2
(4.62m x 3.40m)

Feature Georgian cast iron open fireplace, panelled window seat. Airing/cylinder cupboard, exposed beam, 2 x centre lights, radiator, TV point.



Bedroom 3:

15'1 x 14'10
(4.60m x 4.52m)

Panelled window seat, exposed beam, 2 x centre lights, radiator, TV point.



Bathroom:

9'10 x 9'

(3.00m x 2.74m)

3 piece bath suite comprising free standing ball and claw foot bath, low flush wc and pedestal wash basin. Chrome heated towel ladder, "touch light" vanity mirror, centre light, wall lights, radiator, tiled dado and floor, auto vent.



Second Floor:

Landing:

16'4 x 3'11

(4.98m x 1.19m)

Conservation roof lights, wall uplighters, feature exposed roof timbers.



Attic Bedroom 4:

11'2 x 10'5 approx min

Plus additional lower level under eaves storage area

(3.40m x 3.18m approx min)

Centre light, radiator.



Attic Bedroom 5:

14'6 x 8'5 min

Plus additional lower level under eaves storage area

(4.42m x 2.57m min)

Exposed beams, centre light, radiator.



L-Shaped Shower Room:

12'3 x 5'10 max

(3.73m x 1.78m max)

Shower cubicle, wc, wash basin, chrome heated towel ladder, "wavelight" vanity mirror, tiled walls and splash backs, exposed beams, centre light, auto vent, walk in shelved storage cupboards with light and radiator installed.



Outside:

Shared private driveway, detached stone built open front garage/workshop 16'7 x 16'4 (5.05m x 4.98m) with light and power installed. Ample forecourt parking.

Delightful patio gardens.

Lawned area to the rear of the garage (former vegetable garden) enclosed within a traditional dry stone walled boundary.

Adjoining Circa 1.1 Acre paddock with natural stream (*Planning Permission previously held for an Agricultural Building*).

Further Circa 6.50 Acres adjoining land available be separate negotiation.





Rear Patio Garden



Walled Garden To Rear Of Garage



1.1 Acre Paddock



Northerly Views To Ingleborough Peak

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Services: Mains water and electricity connected. Private septic tank drainage system installed. Wired for Sky TV. Broadband available.

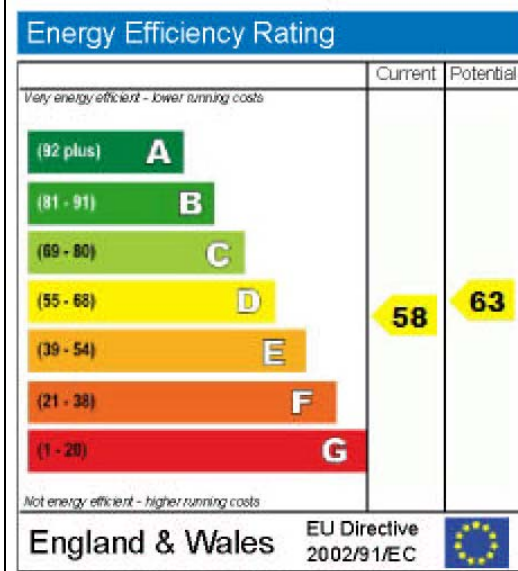
Tenure: Freehold with vacant possession on completion.

Council Tax Band: C (verbal enquiry only).

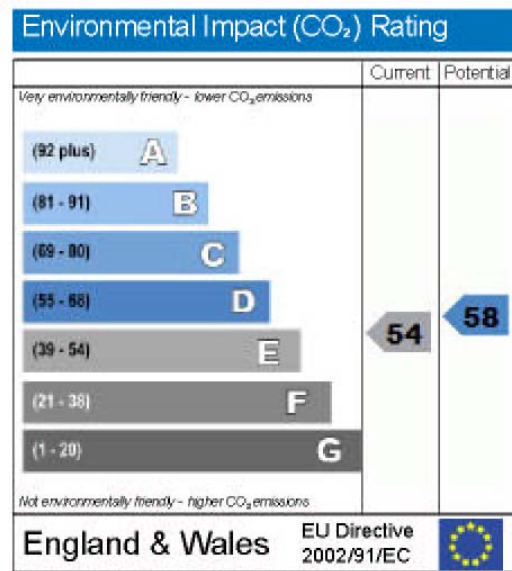
Solicitors: Pearson & Pearson, 15 Market Place, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 71222.

Joint 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. Hackney & Leigh, 3 Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 72111.

Energy Performance Certificate

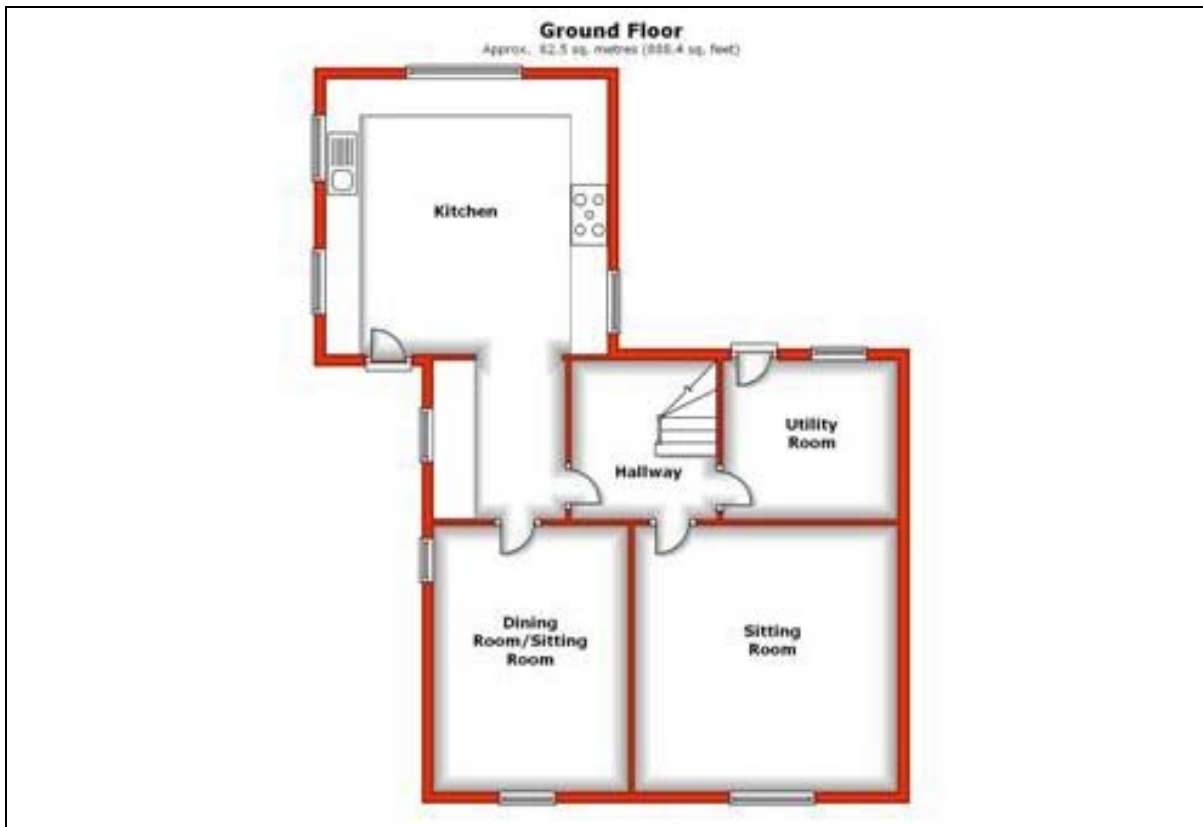


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



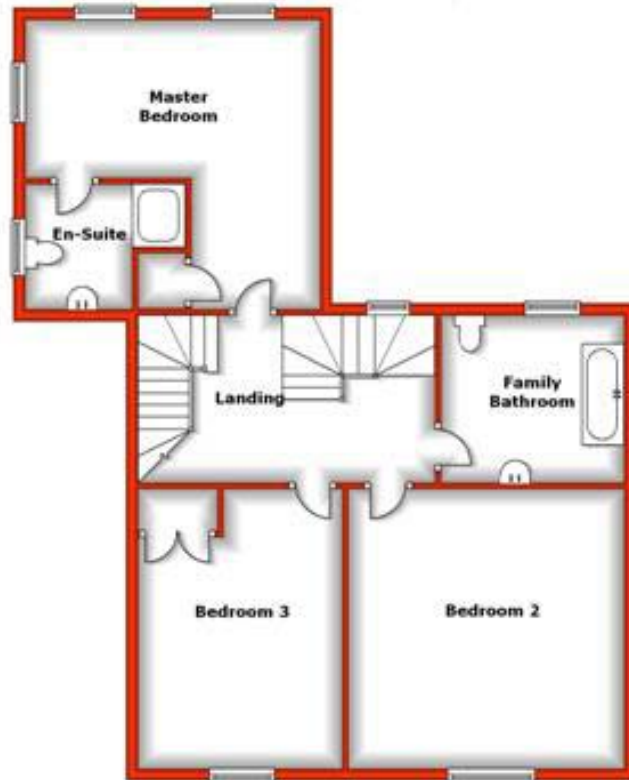
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Floor Plans



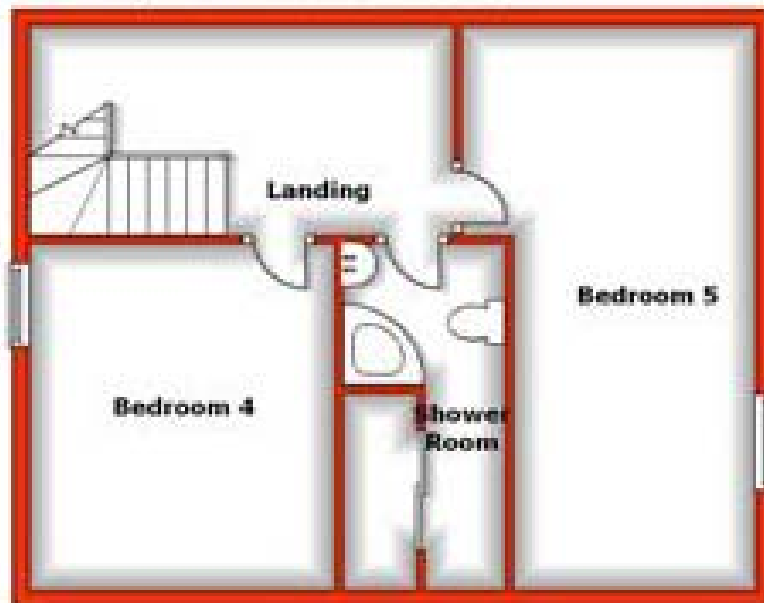
First Floor

Approx. 81.9 sq. metres (880.2 sq. feet)

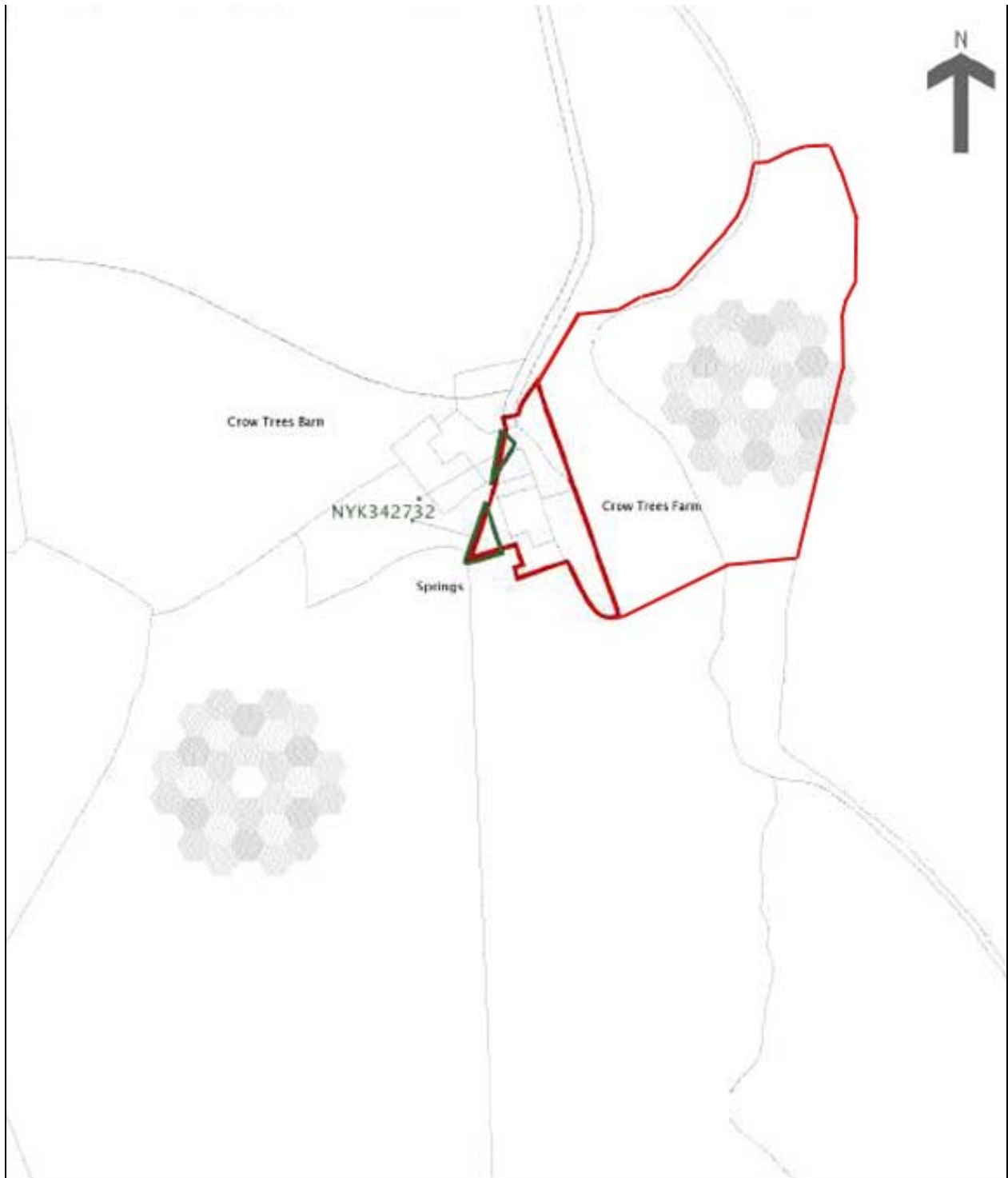


Second Floor

Approx. 52.2 sq. metres (562.4 sq. feet)

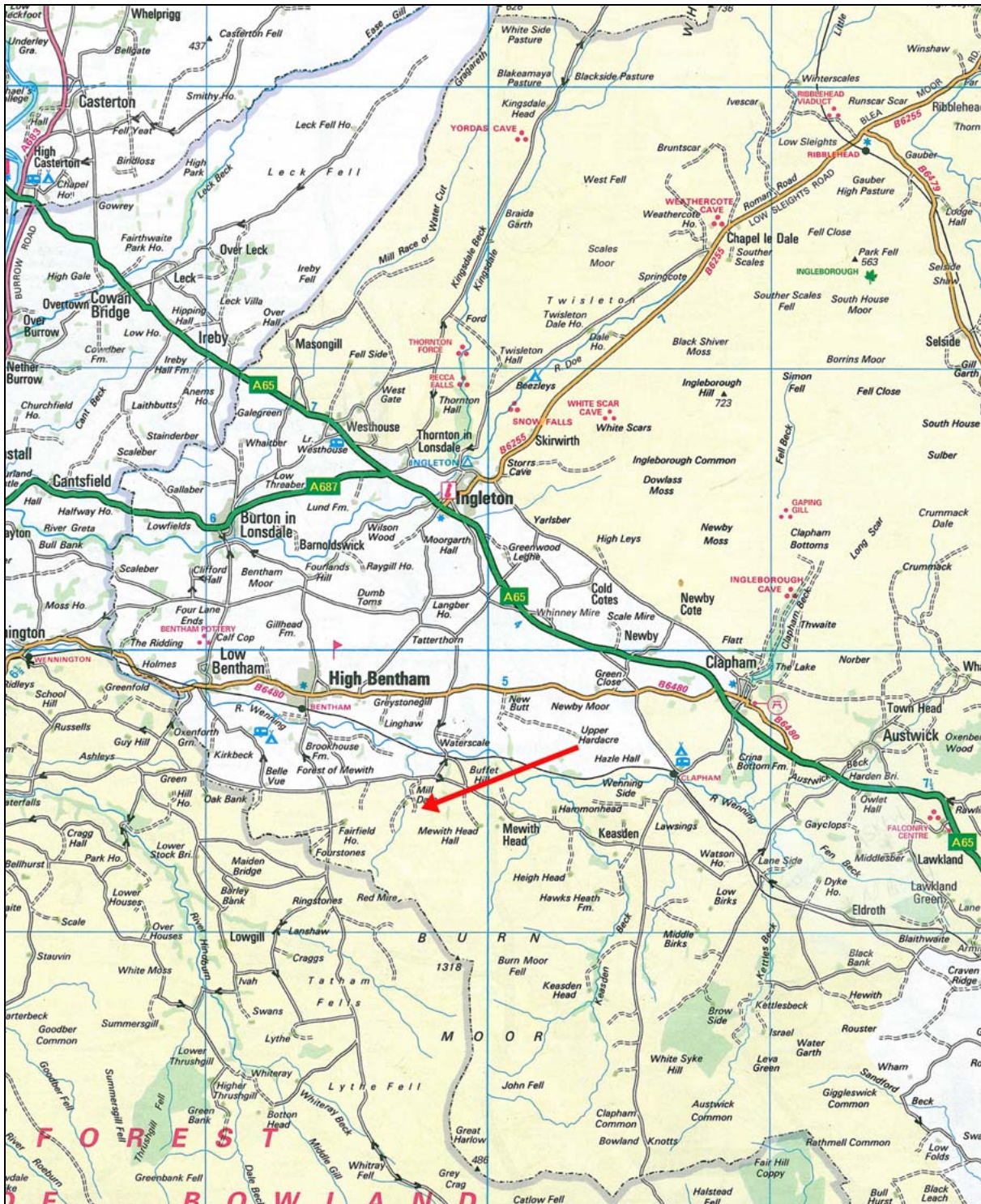


Title/Boundary Plan



Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.
Licence No. 100004708 FOR IDENTIFICATION PURPOSES ONLY (Not to Scale).

Location Plan



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to these properties.