

PF58

**Lovely 6 Bedroomed Detached Residence With Adjacent Circa 2000 Sq Feet
Steel Portal Framed Workshop Building**

KNOWN AS

**Fallbirch
Kirkby Lonsdale Road
Arkholme
Nr Carnforth
LA6 1BQ**



Price: Offers Invited Over £650,000

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

Comprising a spacious 6 bedroomed detached luxury residence (built circa 1996) with gardens to 3 sides and generous private forecourt parking. The spacious accommodation boasts an enviable large modern fitted dining kitchen incorporating an Aga oven range, a lovely spacious Victorian style conservatory, a generous sized master bedroom with easy en-suite potential, full sealed unit double glazing, oil fired central heating and an integral garage.

A large, circa 2,000 sq feet (185.80 sq m) workshop building with integral office, stores and 3 phase electricity abuts the Northerly side of the house garden grounds and has a good vehicular access suitable for large vehicles together with benefitting from a generous circa 8600 sq feet (800 sq m) good tarmac forecourt parking/turning area.

Situated in a lovely rural location conveniently located only 2 miles off the M6 Junction 35 (*Over Kellet*) in-between Carnforth and Arkholme (*on the Carnforth/Kirkby Lonsdale road next to the "Red Well" Inn*).

(The workshop building and forecourt is presently vacant but previous commercial usage has been as a coach touring business with service maintenance workshop and most recently as a trailer sales, repair and vehicle MOT's business).

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VAT Reg. No. 636 2413 54

Accommodation Comprising:

Ground Floor:

Office:

14' x 9'8

(4.27m x 2.95m)

Centre light, radiator, telephone point.



Reception Hall:

15'6 x 5'10 approx

(4.72m x 1.78m approx)

Open feature staircase, pine dado, laminate flooring, uplighters, radiator, smoke alarm.



Bedroom 6/Study:

12'4 x 9'8

(3.76m x 2.95m)

Walk in wardrobe cupboard, under stairs storage cupboard, centre light, radiator, TV point.



Inner Hall:
8' x 3'9"
(2.44m x 1.14m)

Pine dado, uplighters.

Shower Room:
6'7" x 5'10" approx
(2.01m x 1.78m approx)

Shower cubicle, wc, pedestal wash basin, pine dado, fitted pine shelf, tiled flooring, centre light, radiator, auto vent.



Dining Kitchen:
23'9" x 15'9"
(7.24m x 4.80m)

Fitted cupboards and units in pine incorporating **mains gas fired Aga oven range**, stainless steel 1½ bowl single drainer sink unit with mixer tap, built in electric double oven, ceramic hob, built in upright fridge freezer, integrated dish washer, work island and work surfaces with tiled splash backs. Feature pointed brick wall, recessed ceiling lighting, dining light fitting, tiled flooring, TV point. French doors to:-



Timber Framed Double Glazed Victorian Style Conservatory:

17'1 x 14' approx
(5.21m x 4.27m approx)

Tiled flooring, wall lights, radiator, TV point. French doors to garden terrace.



Lounge:

19'7 x 13'11
(5.97m x 4.24m)

Feature Victorian style fireplace housing living flame gas fire, pine double doors to kitchen, cornice, centre light, 2 x radiators, TV point.



Rear Vestibule:

7'11 3'2
(2.41m 0.97m)

Tiled flooring, centre light, radiator.

Utility Room:

8'1 x 6'7 max
(2.46m x 2.01m max)

Built in storage cupboard, wall cupboard, inset stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, tumble dryer recess and work surfaces with tiled splash backs, centre light, radiator.

Integral Garage:

17'11 x 15'6
(5.46m x 4.72m)

Up and over door, fitted wall cupboards, light and power installed.

First Floor:

Landing:

30'5 x 7'6 approx average
(9.27m x 2.29m approx average)

Under eaves storage cupboard, pine dado, centre light, uplighters,
2 x radiators, 2 x smoke alarms.



Master Bedroom 1:

22'11 x 12'6 max
(6.99m x 3.81m max)

Triple aspect windows, Walk in wardrobe 12' x 4'11 approx (3.66m x 1.50m approx) (ready plumbed to create en-suite facility if desired).
Centre light, 2 x radiators, TV point.



House Bathroom:

11' x 10'2 max
(3.35m x 3.10m max)

Linen cupboard, 3 piece bath suite, shower cubicle, wood laminate flooring, fully tiled walls, 2 x centre lights, radiator.



Bedroom 2:
11'10 x 11'5 max
(3.61m x 3.48m max)

Built in double wardrobe, centre light, radiator.



Bedroom 2

Bedroom 3:
11'10 x 11'6 approx
(3.61m x 3.51m approx)

Dual aspect windows. Built in double wardrobe, centre light, radiator.



Bedroom 3

Bedroom 4:
10' x 9'3
(3.05m x 2.82m)

In situ fitted bedroom units available by negotiation.

Dual aspect windows, mini halogen ceiling lighting, radiator, TV point.



Bedroom 4

Bedroom 5:
15'10 x 6'10 max
(4.83m x 2.08m max)

Mini halogen ceiling light fitting, radiator, TV point.



Bedroom 5

Outside: Generous tarmac forecourt parking area and good sized lovely lawned gardens to 3 sides incorporating paved sun terrace, greenhouse and garden shed.

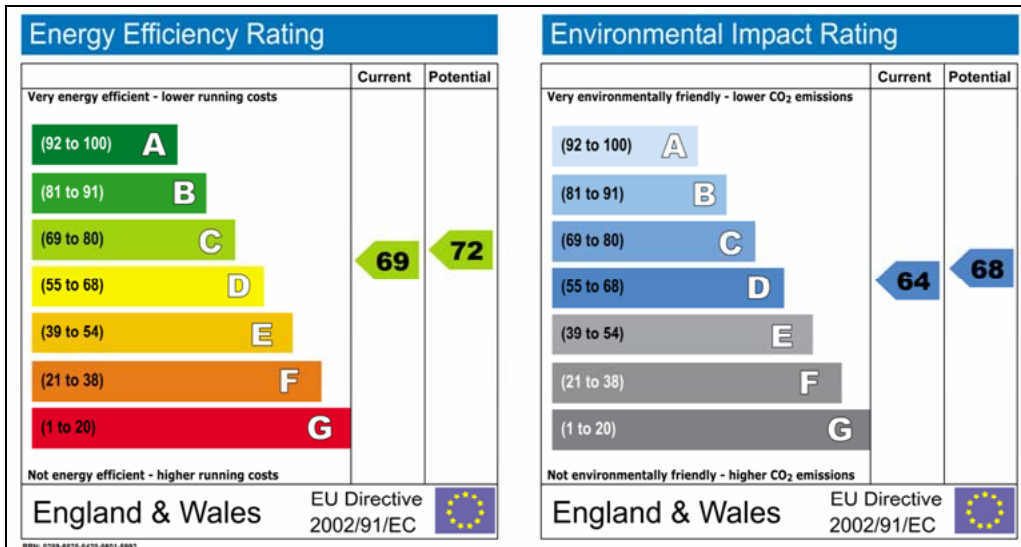




- Services:** Mains water, electricity and gas connected. Private septic tank drainage installed.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** F (verbal enquiry only).
- Solicitors:** Joseph A Jones, 6 Fenton Street, Lancaster, LA1 1TE. Tel: 01524 63371.
- Agents:** 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.

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.

Energy Performance Certificate



Commercial Workshop Building & Forecourt

Steel profile/concrete block and asbestos clad workshop building 50'8 x 41' approx
(15.44m x 12.50m approx) internal measurement incorporating office/stores viz:-

Stores: 9'4 x 3'11

Office: 13'6 x 10'3

Kitchen: 10'3 x 5'11

Washroom: 10'2 x 4'6

Storage Loft: 30' x 10' approx

Personnel doors to 3 sides.

Note: The building maximum internal height from floor to under sides of ridge beam is 19' approx.
Sliding double door opening is 13'8 height x 13'6 width approx.

Outside:

Mini halogen ceiling light track.

Light and power installed, telephone point.

Fitted pine base units incorporating inset stainless steel single drainer sink unit with mixer p, fridge recess and work surfaces with tiled splash backs, centre light and power points installed.

Low flush wc and pedestal wash basin, centre light.

3 phase electric, light and power installed.

Tarmac apron 118'1 x 72'2 approx (36m x 22m approx).

Gravelled storage area to Northerly side 49'3 x 23' approx
(15m x 7m approx) incorporating concreted loading ramp.

Gravelled Area to Southerly side 45'11 x 42'8 approx
(14m x 13m approx).

Gravelled Area To rear 78'9 x 39'4 approx (24m x 12m approx)
incorporating lockup storage container.

Yard security gate.

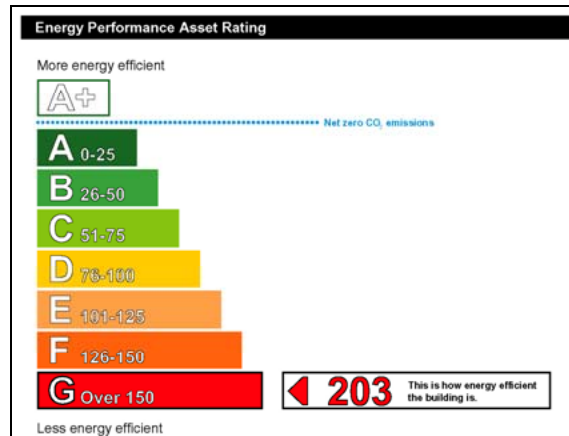
Services:

Mains water, telephone line, 3 phase electricity connected; drainage to house septic tank.

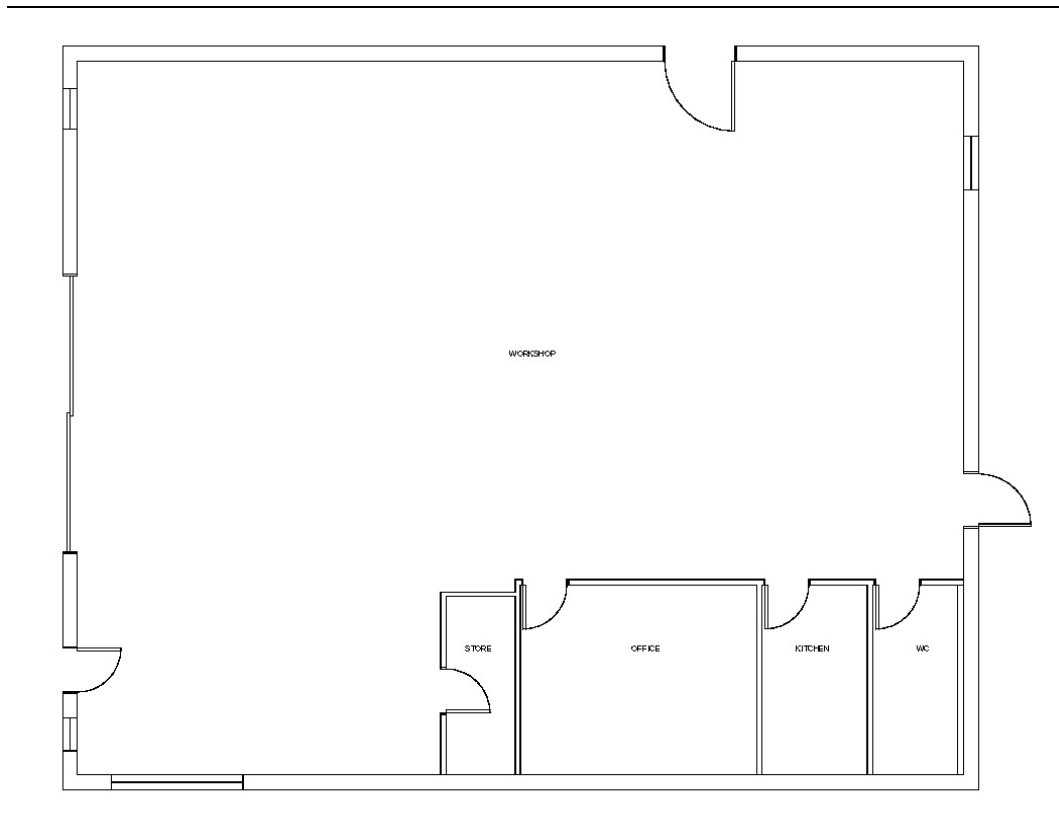




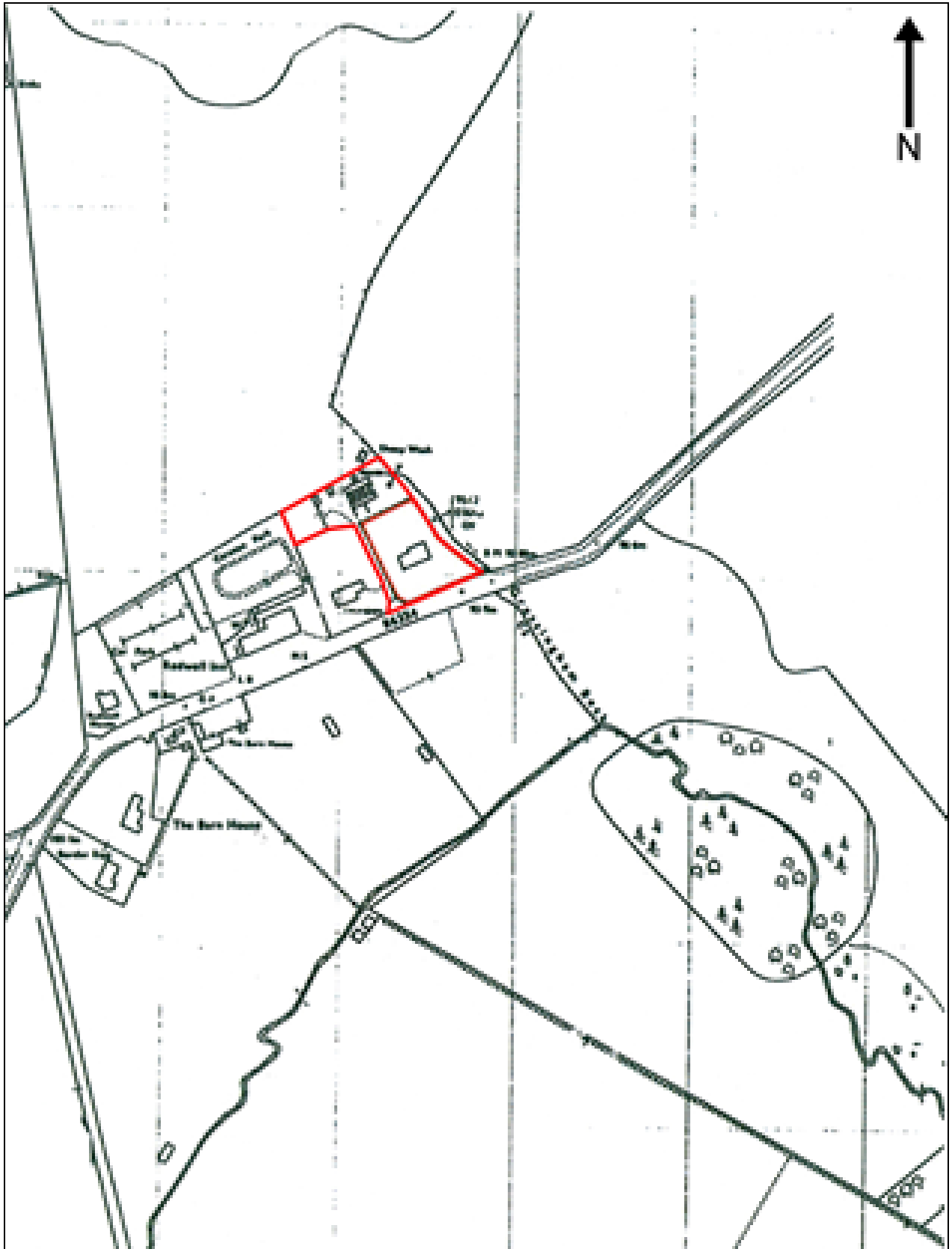
Commercial Energy Performance Certificate



Workshop Building Floor Plan



Boundary Plan
(Extracted from Title No's LA825019 and LAN66670)



Location Plan



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