

PF68

4 Bed House With Modern 2400 sq ft General Purpose Building, 3 Car Garage And Paddocks

**Furnace Fold
Foundry Lane
Halton
Nr Lancaster
LA2 6LU**



Price: £485,000 Region

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

A spacious 4 bedroomed semi-detached barn conversion over 3 floors incorporating a lovely fitted living kitchen, separate lounge, large conservatory, ground floor shower room, en-suite master bedroom, full sealed unit double glazing, oil fired central heating, detached large 3 car garage, **detached Circa 2400 sq ft modern general purpose building**, private approach driveway, generous yard and forecourt and two adjoining good free draining level **paddocks extending the property to approx 2 acres in total**.

Occupying a pleasant "tucked away" location conveniently just of Halton Village within easy reach of the M6 motorway network, Carnforth and Lancaster.

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Accommodation Comprising:

Ground Floor:

Conservatory:
31' x 15'
(9.45m x 4.57m)

Wall light.



L-Shaped Living Kitchen:

Living Area:
14'7 x 10'11
(4.45m x 3.33m)

Kitchen Area:
10'5 x 10'4
(3.18m x 3.15m)

Feature stone built open fireplace, shelved recess, centre light, wall lights, radiator, glazed door and glazed side panel to conservatory. Fitted cupboards and units incorporating built in electric oven, integrated dish washer, electric cooker, gas hob with overhead extractor hood inset 1 ½ bowl single drainer sink unit with mixer tap, and tiled work surfaces with tiled splash backs.



Inner Hall:
5'9 x 5'1
(1.75m x 1.55m)

Cloaks rail. Annex boiler cupboard housing oil fired central heating boiler and hot water tank with immersion heater.

Lounge:
17'7 x 14'9 max
(5.36m x 4.50m max)

Feature stone built open fireplace, shelved recess, centre light, wall lights, radiator, glazed door and glazed side panel to conservatory.



Inner Hall:
8'8 x 6'2
(2.64m x 1.88m)

Open staircase, centre light.

Utility/Shower Room:
9'7 x 6'11
(2.92m x 2.11m)

Tiled shower cubicle, wc and wash basin, tiled dado to 3 walls, tiled floor, centre light, radiator.



First Floor:

Balcony Landing:

20'5 x 6'4

(6.22m x 1.93m)

Under stairs storage cupboard, centre light, radiator.



Bedroom 1:

14'9 x 14'5

(4.50m x 4.39m)

Exposed beam, centre light, radiator.

En-Suite Bathroom 10'8 x 6'4 (3.25m x 1.93m) comprising Jacuzzi bath, wc, bidet and wash basin, tiled dado to wall and splash backs, centre light, radiator.



Bedroom 2:

14'9 x 14'5

(4.50m x 4.39m)

Exposed beam, centre light, radiator.



Second Floor:

Landing:

10'1 x 6'4
(3.07m x 1.93m)

Large Velux roof window, storage cupboard, exposed beam, centre light.



Bedroom 3:

14'7 x 9'3
(4.45m x 2.82m)

Large Velux roof window plus gable window, exposed beam, centre light, radiator.



Bedroom 4:

14'7 x 9'6 min
(4.45m x 2.90m min)

Large Velux roof window plus gable window, exposed roof timbers, centre light, radiator.



Bathroom:
6'10 x 6'5
(2.08m x 1.96m)

3 piece bath suite, large Velux roof window, tiled dado to 3 walls, centre light.



Outside:

Private approach driveway.

Generous gravelled forecourt and yard areas.

Detached 3 car garage 25' x 25' internal measurement (7.62m x 7.62m) with light and power installed.

Detached modern general purpose building 60' x 40' approx (18.29m x 12.19m approx) with 6" reinforced concrete floor.

Two adjoining paddocks extending to approx 1.50 acres with access off the yard, driveway and main road side.

(Extending the overall property to approx 2 acres or thereabouts).

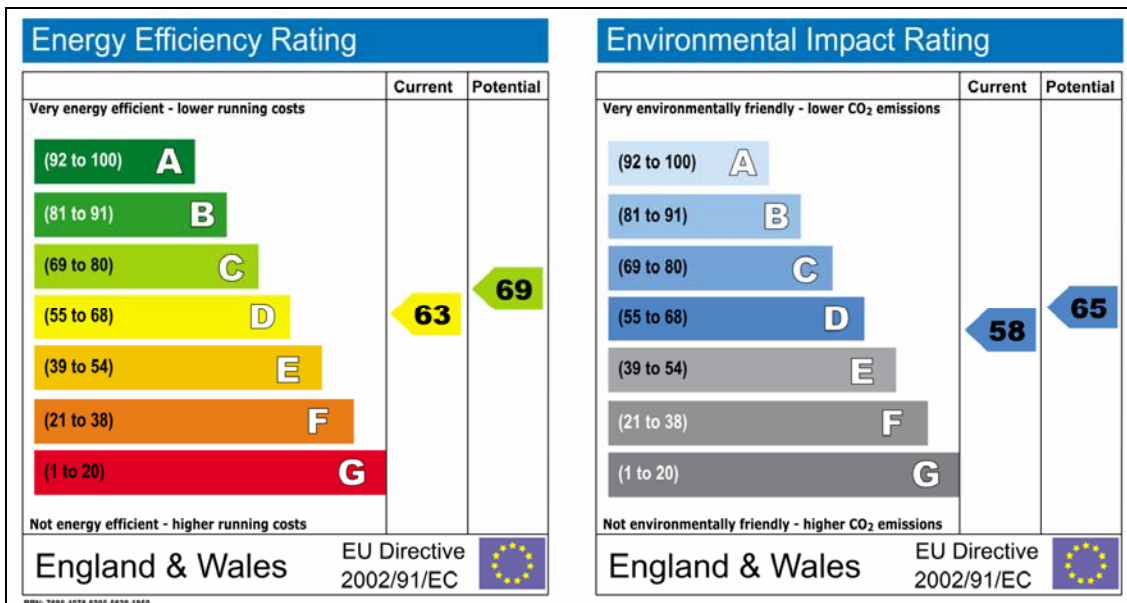




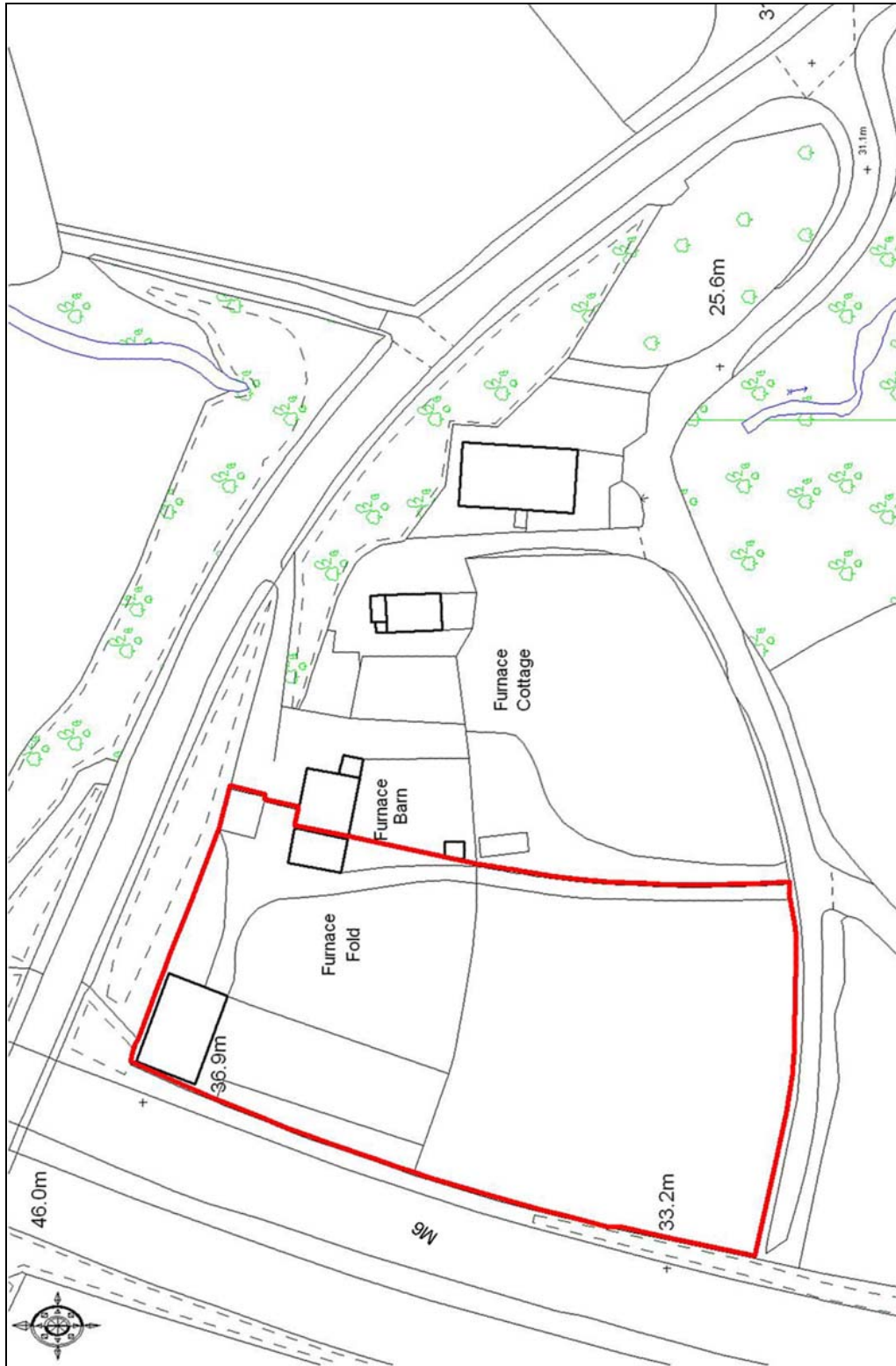
- Services:** Main water and electricity (single phase), (3 phase electric available in top road, subject to application by the purchaser).
Private septic tank drainage system.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** D (verbal enquiry only).
- Solicitors:** Kilvington Solicitors, Westmorland House, Market Square, Kirkby Stephen, Cumbria, CA17 4QT. Tel: 017683 71495.
- 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



Boundary Plan



**Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.
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