

PA57

**Lower Ashleys
Ashleys Farm
Higher Tatham
Nr Lancaster
LA2 8PH**



Price: £335,000 Region

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

Comprising a completely re-built and extended lovely 3/4 bed roomed semi-detached farmhouse with outbuilding/workshop and car port with potential for conversion into ancillary accommodation i.e. studio etc. together with having a good sized garden area with potting shed (*farmhouse re-built in 1991 with new foundations on footprint of original 1680's property !*).

Situated on the outer fringe of a quaint small former farmstead development of just a small number of other attractive cottage style dwellings and affording lovely long distance rural views towards Ingleborough Peak within the renowned Forest of Bowland area of outstanding natural beauty.

High Bentham - 3 miles, Lancaster and the M6 Junction 34 - 14 miles,
Kendal and the Lakes - 19 miles approx.

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Accommodation Comprising:

Mezzanine Floor:

Side Vestibule:
5'9 x 5'2
(1.75m x 1.57m)

Open feature pitch pine staircase, pine tongue and groove ceiling, centre light, radiator.



Upper Floor:

Lounge:
15'3 x 14'9
(4.65m x 4.50m)

Fabulous rural views. Double aspect windows. Feature Yorkshire open fire range, built in oak doored wall cupboard, exposed beams and lintels, mini halogen spotlights, centre light, radiator.



Dining Kitchen:

15'1 x 10'6
(4.60m x 3.20m)

Lovely rural views. Double aspect windows.

Fitted painted cupboards and units incorporating inset stainless steel single drainer sink unit, oil fired Aga oven range, built in electric oven, electric hob, "Miele" dishwasher, fridge freezer and work surfaces with tiled splash backs. Exposed beam, pine tongue and groove ceiling, feature stripped floor boards, 2 x built in display recesses, 2 x centre lights, telephone point.



Garden Room:

13'4 x 8'9 overall
(4.06m x 2.67m overall)

Feature balcony area with stable style outer door to gable end elevation. Georgian glazed door to patio and garden.

Fitted shelf, exposed beam, tongue and groove ceiling, mini halogen ceiling lighting, radiator, smoke alarm.

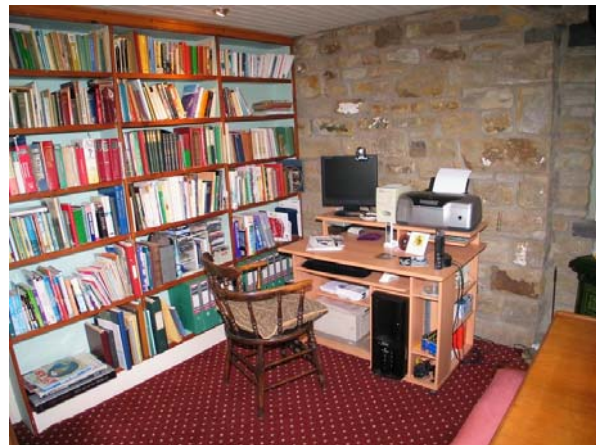
Snug/4th Bedroom:

10'9 x 9'10
(3.28m x 3.00m)

Lovely rural views. Dual aspect windows, multi-fuel stove, feature exposed pointed stone wall, fitted book shelving, tongue and groove ceiling, mini halogen ceiling lighting, radiator, telephone point.



Garden Room



Snug

Lower Floor:

L-Shaped Landing:

10' x 5'9 max
(3.05m x 1.75m max)

Pine tongue and groove ceiling, centre light, radiator.

Shower Room:
5'9 x 4'11
(1.75m x 1.50m)

Shower cubicle, wc and wash basin, chrome heated towel rail, tongue and groove dado, mini halogen ceiling lighting.



Bedroom 1:
13'7 x 8'10
(4.14m x 2.69m)

Exposed beam, tongue and groove ceiling, centre light, radiator.
En-Suite Bathroom 5'10 x 5'2 comprising panelled bath, wc and wash basin, heated towel rail, tiled dado, fitted vanity mirror, mini halogen ceiling lighting, auto vent.



Bedroom 2:
9'7 x 7'9
(2.92m x 2.36m)

Exposed beam, tongue and groove ceiling, centre light, radiator.



Bedroom 3:
12'8 x 6'10
(3.86m x 2.08m)

Built in cupboards and shelves, Exposed beam, tongue and groove ceiling, centre light, 2 x radiators.



Utility Room:
9'2 x 6'6
(2.79m x 1.98m)

(Accessed via external covered passageway).
Earthenware sink with hot and cold water, plumbed auto washer recess, pine worktop, storage heater, stone flag floor, centre light.
Annex WC 6'4 x 3' (1.93m x 0.91m) centre light, feature old high flush "Walton" wc, auto vent.



Store Room (Accessed via external covered passageway) 10'6 x 8'8 (3.20m x 2.64m) with light and power installed, storage heater, 2 x centre lights.

Boiler Room Housing oil fired "Worcester Bosch" boiler, light and power installed.

Outside:

Open Front Car Port/Fuel Store 15'10 x 10' (4.83m x 3.05m).

Adjoining Workshop 18'1 x 15'9 (housing oil storage tank and having light and power installed).

Potting Shed.

Please Note: The workshop, car port and potting shed may ideally lend themselves for conversion into ancillary living accommodation i.e. studio etc.

Attractive Courtyard Garden Area.

Walled Small Front Garden Area

Stone Set Frontage Parking Area.

Adjacent Concreted Private Parking Area.

Vegetable Garden.

Large Adjacent Amenity Area with fabulous rural views towards Ingleborough (*potential to significantly expand existing parking if so desired*).

Private Further Gravelled Parking Area to lane side.







Services: Mains water and electricity connected. Private shared drainage system ("Klargester Biodisk") shared between 10 properties.

Tenure: Freehold with vacant possession on completion.
N.B. Lower Ashley's is freehold, however "Far Corner Cottage" owns the freehold of it's 8 neighbouring cottage driveways and parking areas therefore creating 9 equal shares for repair and maintenance of common areas and services (Drive, treatment plant and shared water pipes etc.). The neighbouring farmhouse "Upper Ashley's" also drains into the Bio-Disk treatment plant creating 10 equal shares for maintenance.

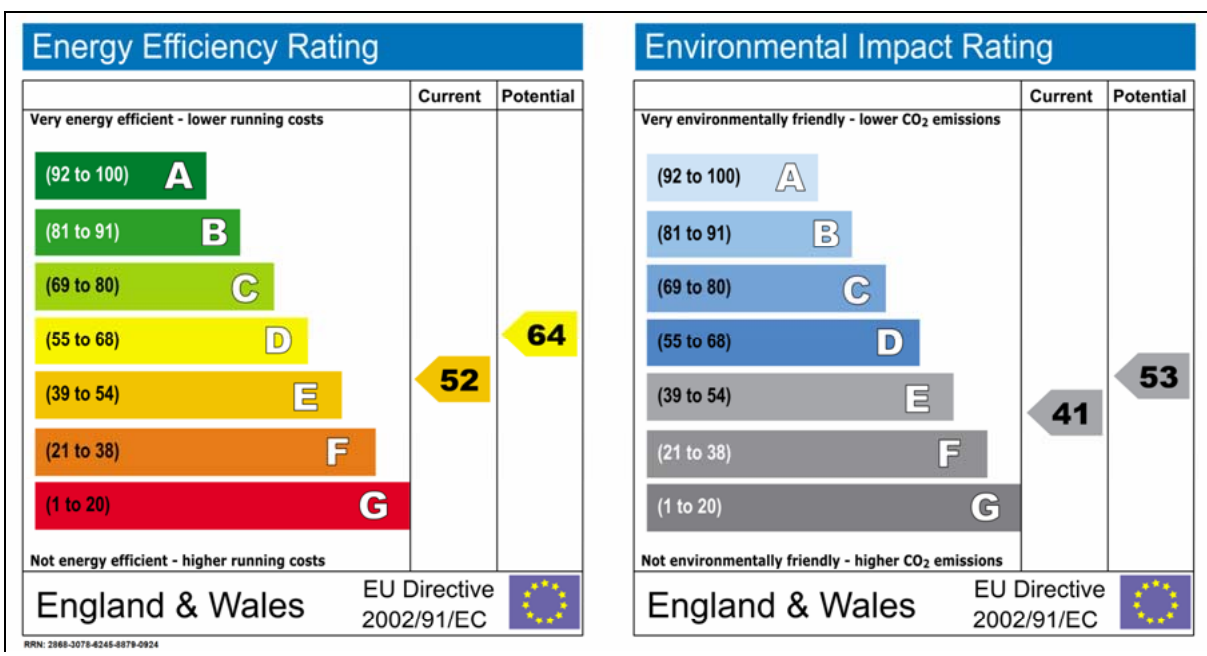
Council Tax Band: C (verbal enquiry only).

Solicitors: Inghams, 8 Crescent East, Thornton-Cleveleys, FY5 3LW.
 Tel: 01253 824 111.

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.

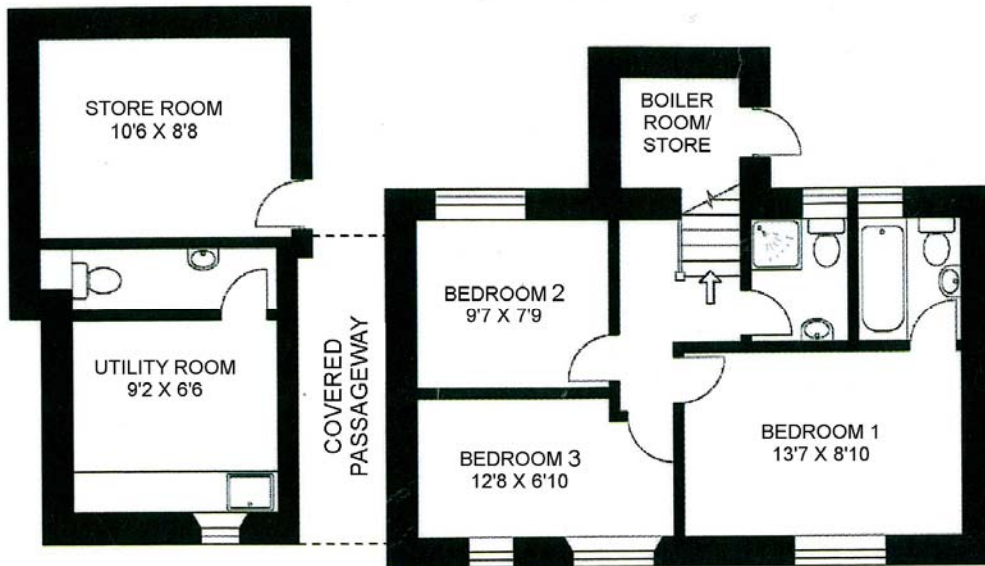
Energy Performance Certificate



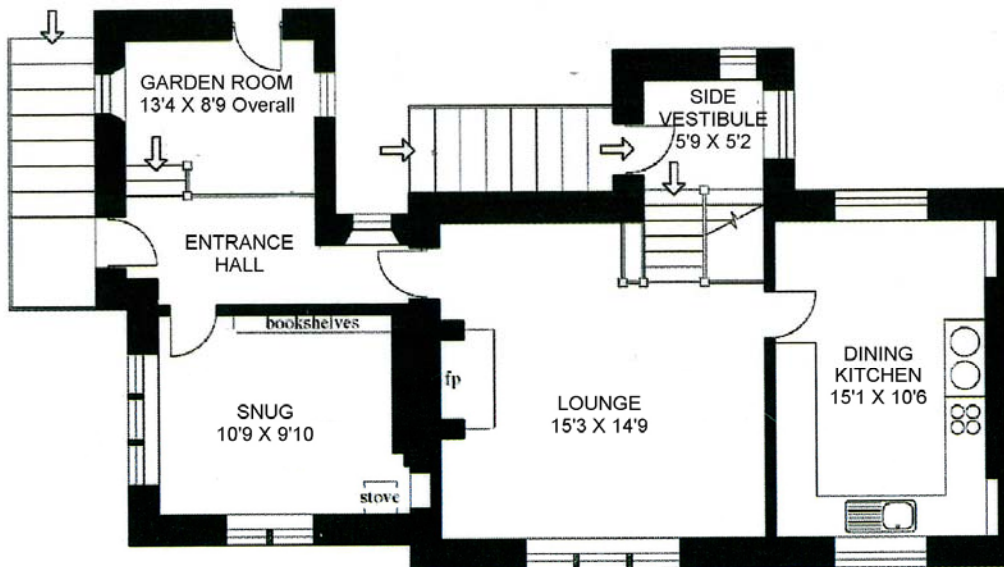
RRN: 2068-3079-4245-6879-0924

Floor Plans

LOWER ASHLEYS



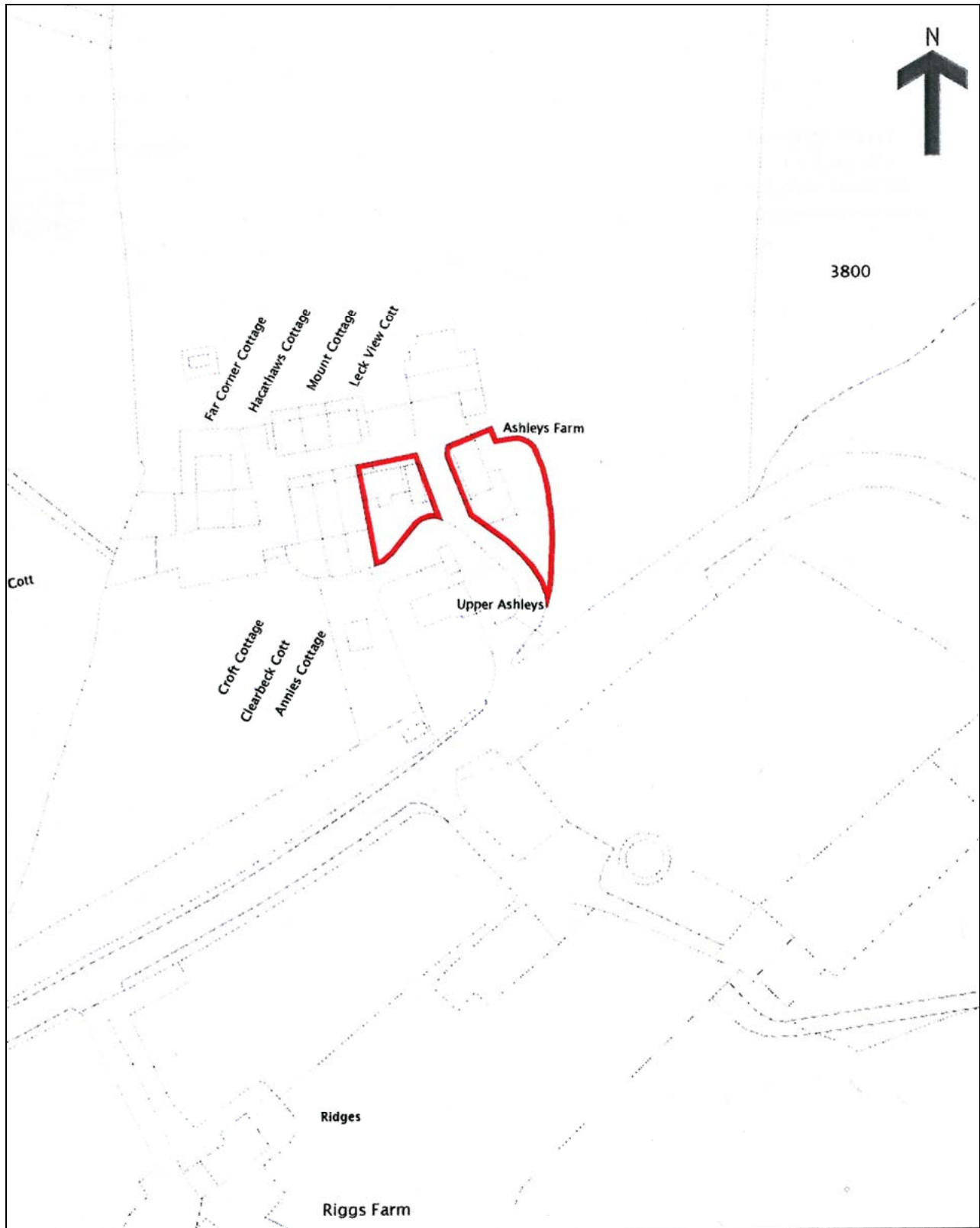
Ground Floor



First Floor

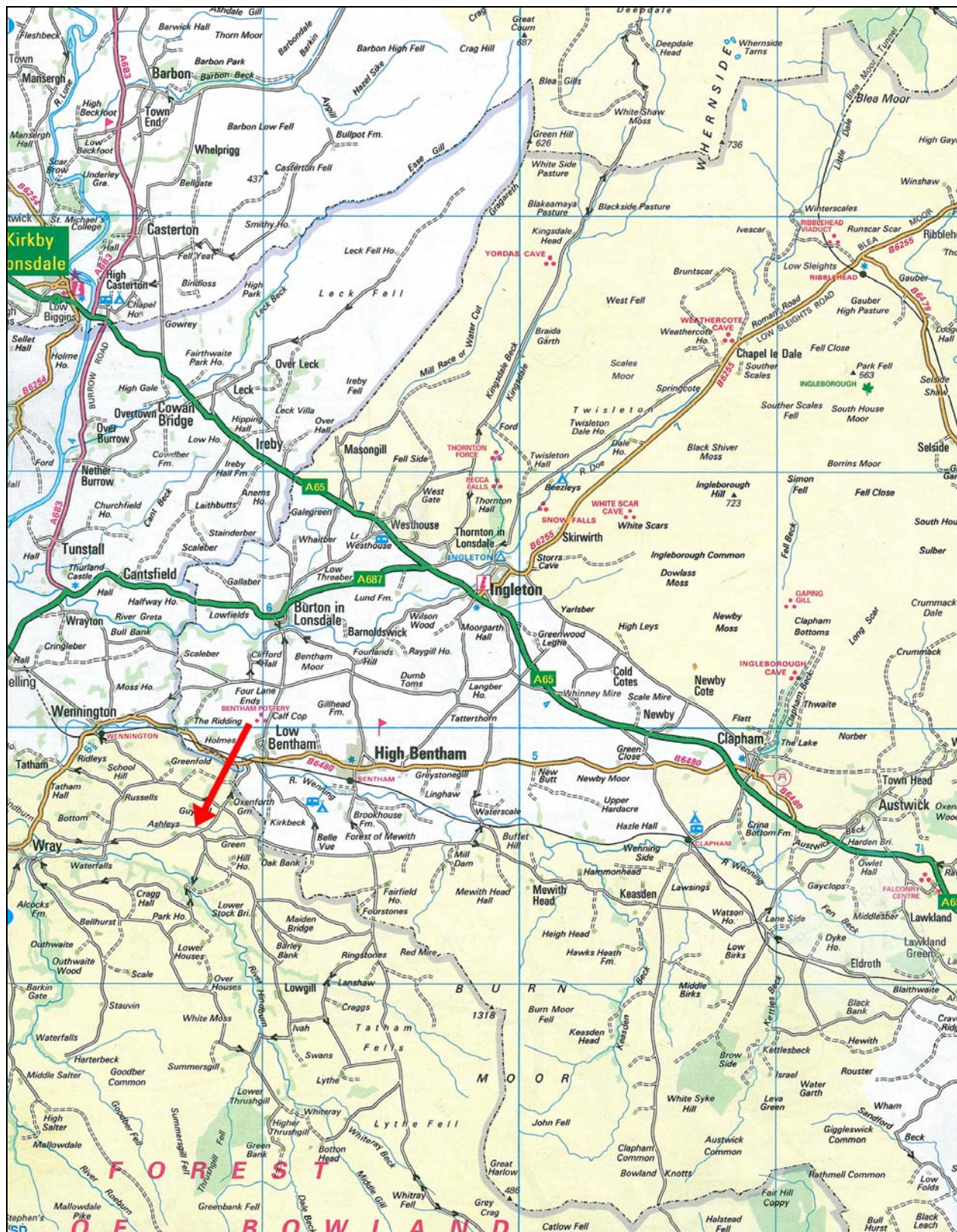
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Title/Boundary Plan



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Location Plan



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