

PM91

By Direction of Mr Michael Morphet

A Charming Modern Bungalow with Large Lawn and Stable

Meadowcroft

Back Lane

Tunstall

Carnforth

Lancashire

LA6 2QP



**For Sale by Private Treaty
with vacant possession on completion**

Subject to an Agricultural Habitation Planning Condition

Guide Price: Offers Requested Over £260,000

Agents:

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Set in the heart of the Vale of Lune, Tunstall is about 14 miles from the M6 junction 34 via A683 and 16 miles from Lancaster. Meadowcroft is close to the hamlet of Tunstall and about 4 miles from Kirkby Lonsdale. Services include mains electric and water. Drainage to septic tank.

Built in 1971 with brick and tile roof the bungalow contains:-

Front Door & Entrance Hall:

Lounge: 15'10 x 11'10 (4.83m x 3.61m) With open fireplace.

Kitchen: 12'10 x 9'6 (3.91m x 2.90m) Open to:-

Dining Area: 8'6 x 8' (2.59m x 2.44m) With oil fired two oven Aga, power points for washing machine, dish washer and refrigerator, sink unit with fitted cupboards and work tops.

Rear Entrance: With oil fired central heating boiler piped to radiator throughout.

Bathroom: With bath, wash hand basin and wc.

Bedroom: 11'8 x 12' (3.56m x 3.66m)

Bedroom: 11'8 x 11'6 (3.56m x 3.51m)

Outside: Hardcore entrance drive to the rear of the bungalow with detached two car open front garage and two box stable with large tack room/feed store. Constructed with concrete block and slate roof. Front large lawn area with border.



Note the November 1970 Planning Permission paragraph 1 "The occupation of the dwelling shall be limited to a person employed or last employed, locally in agriculture as defined in Section 221 (1) of the Town & Country Planning Act 1962 or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).

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.

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