

PR59

2 Bed Detached Bungalow With Over 1 Acre Pony Paddock/Orchard

KNOWN AS

**Rainbow's End
Marsh Lane/Church Lane
Hambleton
Poulton-Le-Fylde
FY6 9BZ**



Price: £275,000 Region

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

A detached cosy 2 bedroomed stable conversion bungalow enjoying full "Everest" sealed unit double glazing, gas fired central heating, a lovely south facing conservatory and an adjoining level fertile paddock/orchard, hen pen and timber outbuildings extending the property to approx 1.25 acres in total. Occupying a pleasant "tucked away" location set back from the main road conveniently on the outer fringe of Hambleton village within 100 yards of village post office/shop and amenities.

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Accommodation Comprising:

Dining Kitchen:

Fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, recesses for dish washer, fridge and auto washer, gas or electric cooker recess and work surfaces. Wood laminate flooring, fitted blinds, wall mounted gas boiler providing central heating and hot water, radiator, extractor vent.



Inner Hall:
8'8 x 3'6
(2.64m x 1.07m)

Laminate flooring, mini halogen centre light fitting.



Bedroom 1:
16'2 x 11'5
(4.93m x 3.48m)

Glazed French doors to Conservatory, laminate flooring, centre light, radiator, TV point.



Bathroom:
7'10 x 5'7
(2.39m x 1.70m)

3 piece bath suite incorporating curtained over bath shower and wash basin vanity unit. Laminate flooring, mini halogen centre light fitting, radiator, auto vent.



Lounge:
11'9 x 11'5
(3.58m x 3.48m)

Brick built fireplace housing multi-fuel stove, laminate flooring, centre light, radiator, TV point, glazed French doors to:-



South Facing Conservatory:
24' x 9'1
(7.32m x 2.77m)

Laminate flooring, patio doors, fitted blinds, wall light, radiator.



Bedroom 2:
11'6 x 10'
(3.51m x 3.05m)

Laminate flooring, mini halogen centre light fitting, radiator.



Outside:

Initial shared right of way (see plan on reverse) leading to private entrance and brick paviour forecourt providing generous parking/turning area.

Cedar wood garage/tool shed 24' x 12' (7.32m x 3.66m) with double swing out doors, light, power and water supply installed.

South facing gravelled/part paved sun patio.

Adjoining level fertile paddock planted with Circa 90 fruit trees and having a Circa 16' x 10' (4.88m x 3.05m) field shelter (on skids).





Rear Of Property From Paddock

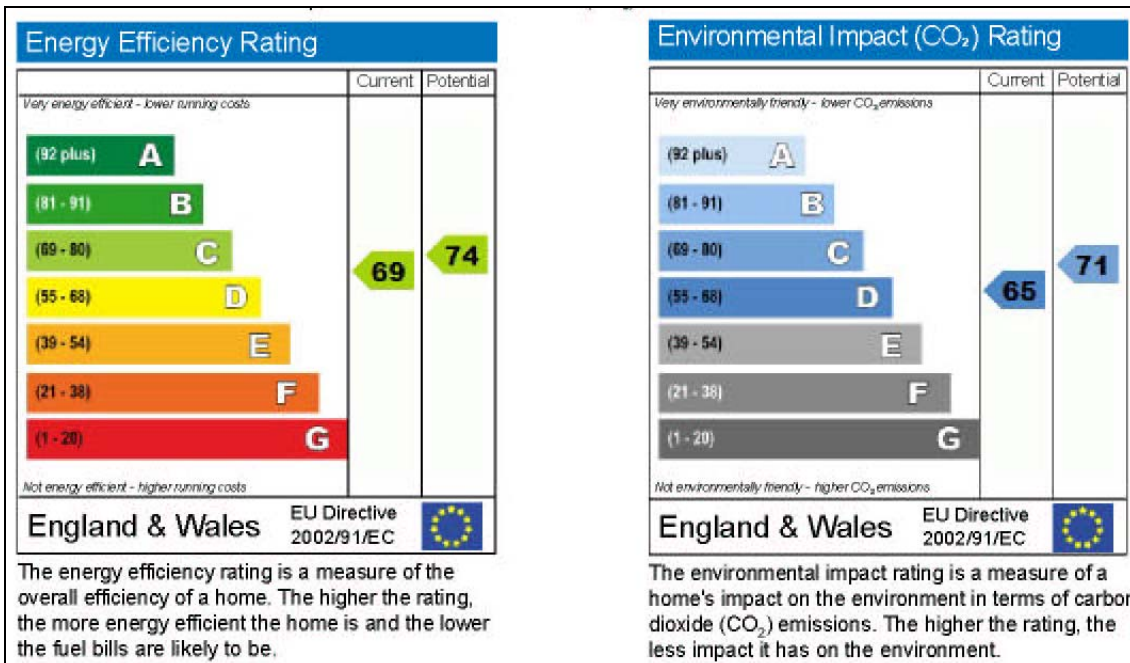


Paddock

- Services:** Metered mains water, mains electricity, mains gas and mains drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** C (verbal enquiry only).
- Solicitors:** To be decided.
- 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.

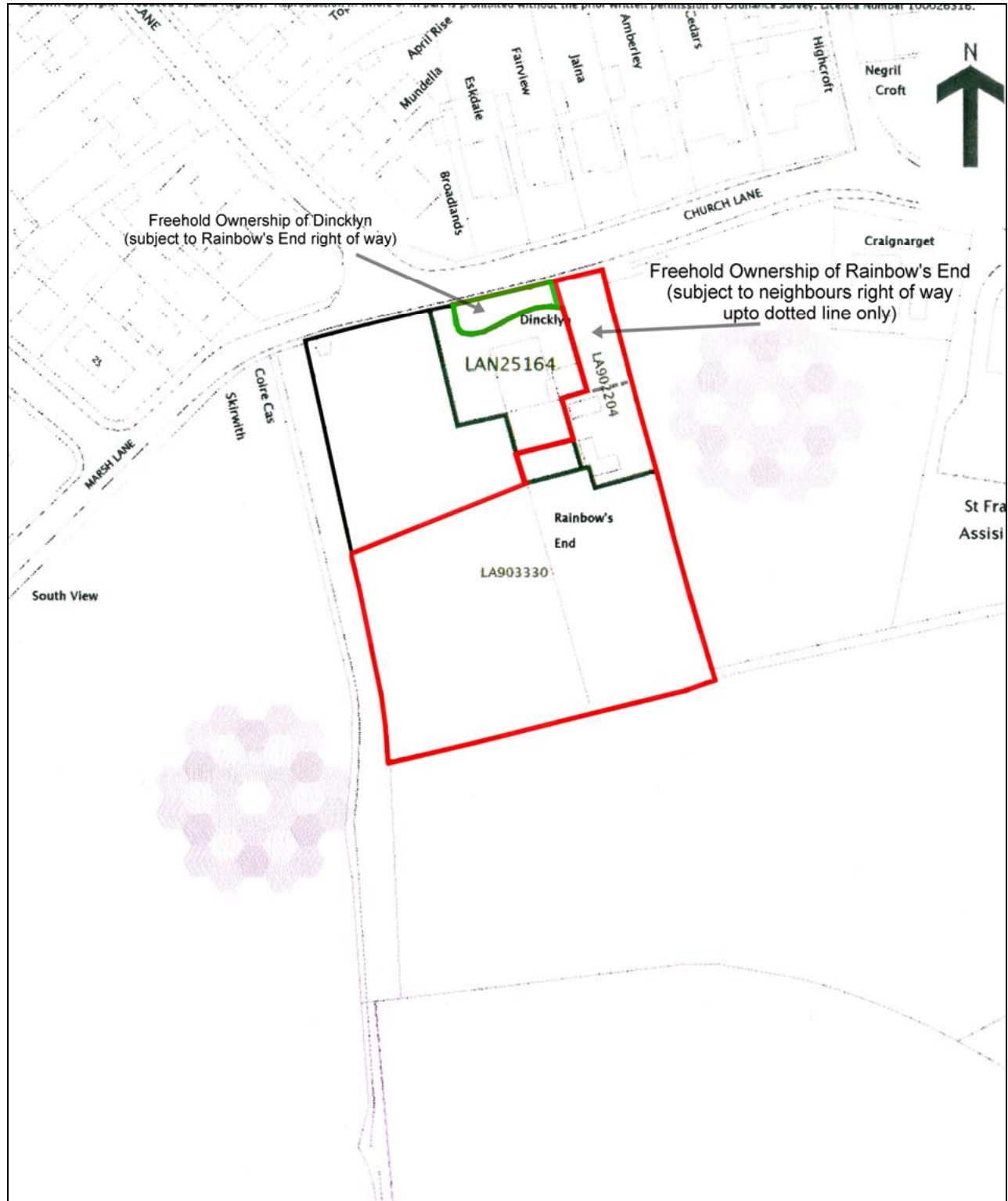
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate





Boundary Plan (partly extracted from Registered Title Plans)



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Location Plan



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