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Cottage With Paddock & Fishing Rights

**Rose Cottage
(Off Wenning Avenue)
Station Road
High Bentham
Nr Lancaster
LA2 7LW**



Price: £315,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A recently improved traditional stone built semi-detached cottage extending to cosy 2/3 bedroomed accommodation over 3 floor together with an adjoining circa 0.50 Acre level fertile paddock and generous Riverside garden grounds including abutting Fishing Rights in the River Wenning. Being pleasantly situated on the outer fringe on the market town of High Bentham within only 15 miles commuting distance of Lancaster and the M6.

Please Note: That although the Vendors would prefer to sell the property as a whole they would nevertheless consider offers in the region of £250,000 for the cottage on its own if preferred.

It should also be noted that although the paddock area presently falls outside the boundaries of the present recognised local development plan, that plan is subject to periodic review and accordingly the paddock area may well offer itself as a sound investment if considered for development in the future.

Accommodation Comprising:

(Gas fired central heating and UPVC sealed unit double glazing installed).

Ground Floor:

Dining Kitchen:

12'7 x 11'2 min
(3.84m x 3.40m min)

Newly fitted modern cupboards and units incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap, built in electric double oven, gas hob with overhead extractor hood, fitted auto washer, upright fridge freezer and work surfaces with tiled splash backs, Cupboard housing "Vaillant ECO Tec Plus" gas combi boiler, wood laminate flooring, mini halogen ceiling light fitting, radiator.



Separate WC:

6'7 x 2'5
(2.01m x 0.74m)

Electric wall heater, centre light.

Inner Hall:

9'7 x 7'7 approx inc. stairs
(2.92m x 2.31m approx)

Open feature dog leg staircase with under cupboard, comprehensive built in cupboards, painted beam, 2 x centre lights, radiator.



Lounge:

14' x 12'6

(4.27m x 3.81m)

Dual aspect windows incorporating low sill and window seat.
Tiled open fireplace with wood surround, covered beam, built in
shelved cupboard, 2 x centre lights, radiator, TV point.



Porch:

4'8 x 4'3

(1.42m x 1.30m)

Quarry tiled floor.

First Floor:

Landing:

8' x 4' approx

(2.44m x 1.22m approx)

Smoke alarm, centre light.

Bedroom 1:

12'7 x 9'2

(3.84m x 2.79m)

Cornice, centre light, radiator.



Bathroom:

8' x 4'10
(2.44m x 1.47m)

Modern 3 piece bath suite in white incorporating glass screened over bath shower, tiled splash backs, heated towel rail, centre light, auto vent.



Bedroom 2:

9'6 x 6'6
(2.90m x 1.98m)

Window seat, cornice, centre light, radiator.



Second Floor:

Attic Bedroom:

15'11 x 12'6 max
(4.85m x 3.81m max)

Window seat, under eaves storage cupboard, painted beam, centre light, radiator.



Outside:

Fuel Store 8'3 x 4'6 (2.51m x 1.37m).

Concrete yard/bin standing area.

Gravelled private driveway.

Generous lawned garden area enclosed within dry stone walls and post and rail fenced boundaries.

N.B. Rear garden is NOT subject to any neighbours rights of way.

Adjoining Level Fertile Paddock Extending To Approx 0.50 Acre with independent gated access off Wenning Avenue.

Generous Riverside garden/amenity ground including abutting Fishing Rights in the River Wenning (renowned for its native stock of Brown Trout and excellent seasonal runs of migratory Salmon and Sea Trout).



Fuel Store



Rose Cottage



Garden



Garden



Rose Cottage & Paddock



Rose Cottage & Paddock



Paddock



Paddock



Riverside Garden Area

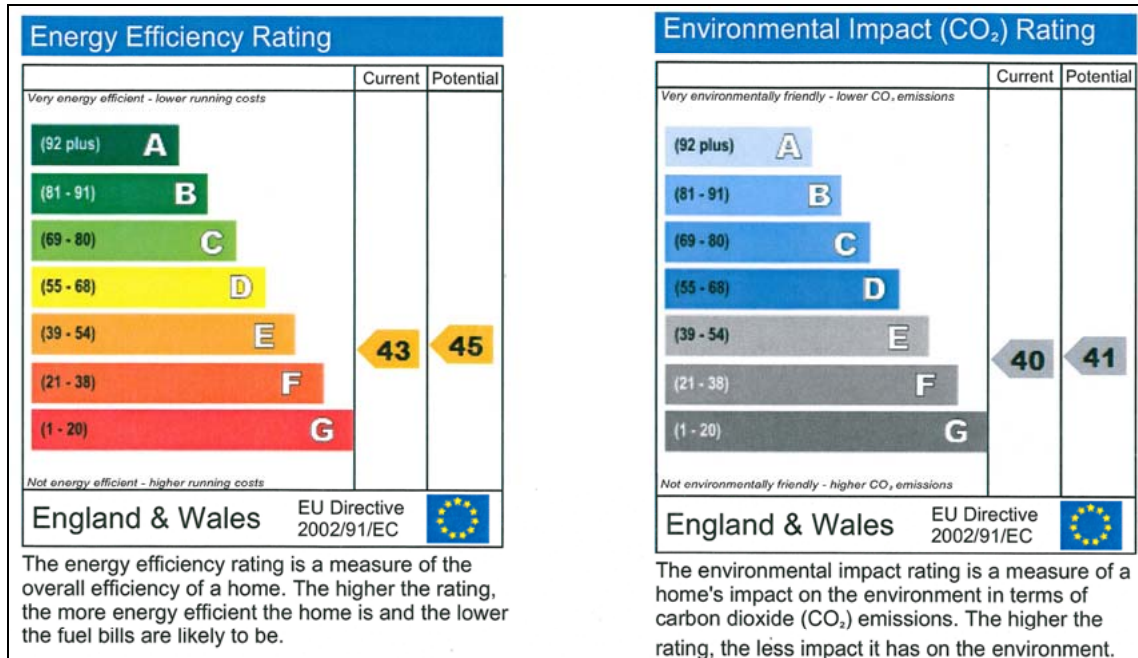


Riverside Garden Area

- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** **(D)** Verbal enquiry only.
- Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.
- 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

Awaiting Plan

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