

PR57

Old Stone Cottage And Adjoining Stone Barn

KNOWN AS

Rose Cottage The Green Wennington Nr Lancaster LA2 8NW



Price: Offers Invited Over £325,000

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

Comprising a partly improved old traditional stone built cottage (*presently 2 bedroom/2 bathroom and probably dating back into the 17th Century*) and an adjoining barn ideally lending itself for further improvement/extension of the cottage into the barn (*planning permission already granted*) to create a substantial 4 bed family residence, or alternatively, subject to necessary alternative planning consent being obtained, to create a useful workspace/studio for use in conjunction with the cottage or even possibly create a separate dwelling/holiday let/investment property if so desired. Enjoying a pleasant roadside location with cobbled frontage in the small quaint *olde worlde* rural Hamlet of Wennington within only 12 miles commuting distance of Lancaster and The M6.

Please Note Wennington parishioners enjoy free fishing rights on a nearby stretch of the River Wenning which is noted for non migratory brown trout and an excellent seasonal run of migratory salmon and sea trout !

Kendal and The Lakes 16 miles,
Settle and The Yorkshire Dales National Park 15 miles approx.

Accommodation Comprising: (Oil fired central heating installed).

Ground Floor:

Hallway: Feature pointed stone wall, display alcove, centre light, radiator, wood laminate flooring.
10'10 x 3'10
(3.30m x 1.17m)

Lounge: Feature stone built open fireplace, twin fireside shelved display recesses, exposed beam, 2 x window seats, discreet service meter cupboard, centre light, 2 x radiators, telephone point, TV point and sky point.
12'7 x 10'11 min
(3.84m x 3.33m min)

Dining Room: Wall lights, radiator, TV point.
10'6 x 8'6
(3.20m x 2.59m)

Kitchen: Fitted cupboards and units incorporating stainless steel single drainer sink unit, built in electric oven, electric hob with overhead extractor hood and work surfaces with tiled splash backs, exposed beams and lintels, mini halogen lighting, radiator.
8'10 x 6'10
(2.69m x 2.08m)

Rear Hallway: Built in cupboard, back door, centre light. Access to barn/garage.
7'11 x 2'11
(2.41m x 0.89m)

Bathroom: 3 piece bath suite, tiled splash backs, centre light, radiator.
7'8 x 5'10
(2.34m x 1.78m)

Barn: Swing out barn door access leading to property frontage; internally plumbed for auto washer.
20' x 15' approx
Plus 11'5 x 3' approx
(6.10m x 4.57m approx)
(Plus 3.48m x 0.91m approx)

First Floor: (Via enclosed staircase incorporating storage cupboard)
N.B. The storage cupboard area is subject to a flying freehold.

Landing: Pointed stone wall, exposed beams and lintels, centre light, radiator.
9' x 8'7 including stairs
(2.74m x 2.62m including stairs)

Bedroom 1: Window seat, centre light, radiator.
10'10 x 9'1
(3.30m x 2.77m)

Bedroom 2: Built in wardrobes, exposed beams, centre light.
11' x 6'9
(3.35m x 2.06m)

Inner Landing: Centre light.
11'11 x 2'9
(3.63m x 0.84m)

Shower Room: (Plus shower cubicle and storage cupboard). W.C. and wash basin, built in airing/cylinder cupboard, exposed lintels, centre light, radiator.
9'4 x 5'3 min
(2.84m x 1.60m min)

Barn Loft Area:

20' x 15 approx

(6.10m x 0.38m approx)

Outside:

Front:

Cobbled frontage incorporating flower bed and off road parking area; external service meter cupboard.

Side:

Vehicular right of way and garden border to barn gable.

Rear:

Paved patio and garden area giving extension potential if desired (subject to planning permission being obtained) (area subject to neighbours right of way for maintenance etc.).

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.



Services: Mains water and electricity connected. Drainage is to a local authority maintained shared septic tank drainage system. Mains gas not connected but available subject to application. Wireless broadband connected, sky disk attached, oil fired central heating installed.

Planning Permission: Copy Planning Permission to create 2 additional bedrooms out of the barn available upon request.

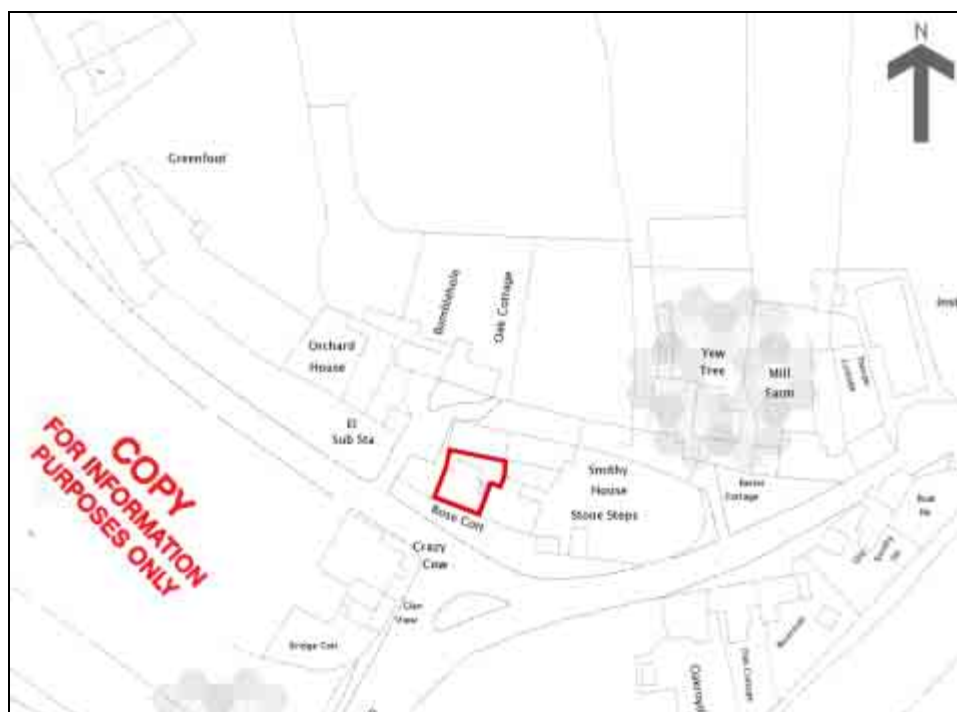
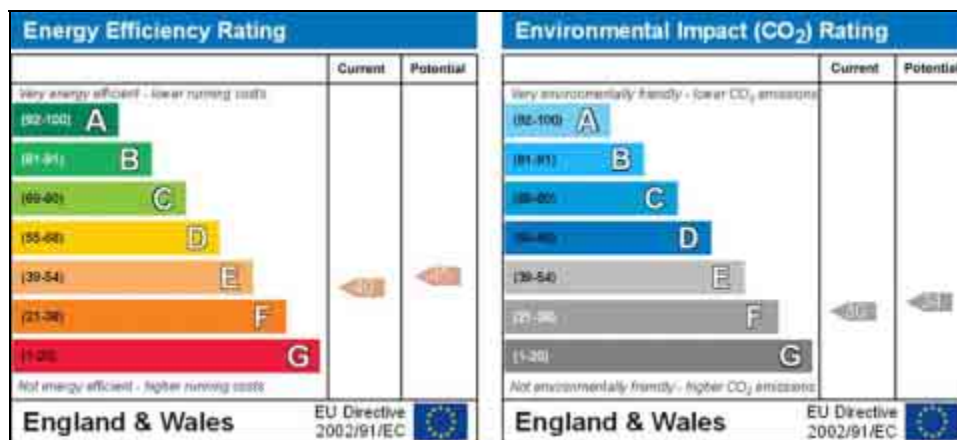
Tenure: Freehold with vacant possession on completion. *N.B. A flying freehold exists around the understairs storage cupboard area and is identified as a blue tinted area on the land registry title plan.*

Council Tax Band: D (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.

Energy Performance Certificate



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