

PS142

By Direction of Mr W Rosin & Mr J Salisbury

Improvement Prospect Detached Farmhouse And Brick Built Barn/Outbuildings Set In 4.90 Acres (1.98 Ha)

KNOWN AS

South Lawns Farm Knitting Row Lane (Off Cutts Lane) Out Rawcliffe (*Nr Hambleton*) Preston, Lancs PR3 6SX



Price: Offers in the Region of £415,000 invited in writing to the agents

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

The property principally comprises a deceptively spacious improvement prospect traditional brick built/slate roofed **4 bedroomed detached farmhouse with garden and garaging** together with an adjacent **traditional brick built barn** which would admirably lend itself, **subject to necessary Planning Consent being obtained**, for conversion into a superb residential dwelling/dwellings or alternatively holiday accommodation; the barn also incorporates former **shippons/stables and loose boxes** and there is also an adjoining traditional corrugated tin **Dutch barn** with asbestos roof. To the rear of the barn there is a generous orchard area with main roadside access and immediately adjoining the orchard and side of the farmhouse and buildings there is **circa 4.23 acres or thereabouts of good level fertile meadowland**.

We are led to understand the land does not have the benefit of Entitlements under the Defra Single Farm Payment Scheme.

Location:

The property lies in a predominately level location circa 45 metres above sea level in the fertile and productive North Fylde area/Hambleton parish, circa 2 miles East of Hambleton, 6 miles South of Pilling, 13 miles South West of M6 junction 33/Hampson Green and circa 8 mile North of M55 junction 3 Greenhalgh.

Viz:-

Farmhouse Accommodation Comprising:

Ground Floor:

Hallway:

11'8 x 3'11

(3.56m x 1.19m)

Under stairs cupboard, centre light.

Kitchen:

12'5 x 10'4

(3.78m x 3.15m)

Fitted cupboards and units incorporating stainless steel single drainer circular bowl sink unit and stainless steel double drainer sink unit, electric cooker recess and work surfaces with part tiled splash backs, centre light.

Sitting Room:

12'11 x 11'6 min

(3.94m x 3.51m min)

Tiled open fireplace, built in fireside cupboards and drawers, picture rail, centre light, TV point.

Study:

11'11 x 10'

(3.63m x 3.05m)

Tiled open fireplace, centre light.

Inner Hall:

9'7 x 2'7

(2.92m x 0.79m)

Centre light.

Pantry:

6'5 x 2'10

(1.96m x 0.86m)

Fitted shelves, centre light.

Bathroom:

6'5 x 6'4 approx

(1.96m x 1.93m approx)

3 piece bath suite incorporating over bath shower, tiled dado and splash backs, centre light.

Back Kitchen:

14'6 x 7'4

(4.42m x 2.24m)

Single drainer enamelled sink unit, electric cooker recess, built in wall cupboards.

Living Room:

12'10 x 11'10

(3.91m x 3.61m)

Tile fronted open fire range with back boiler providing hot water, built in fireside cupboards and drawers, centre light.

Utility Room:

18'8 x 8'9

(5.69m x 2.67m)

3 x centre lights, back door and front door.

Annex W.C.:

10'2 x 2'7

(3.10m x 0.79m)

Centre light.

First Floor:

Landing:

8'7 x 2'7 max
(2.62m x 0.79m max)

Centre light.

Front Bedroom 1:

12'11 x 10'1
(3.94m x 3.07m)

Deep built in wardrobe, tiled open fireplace, centre light, UPVC double glazed window.

Front Bedroom 2:

13'2 x 13'2 max
(4.01m x 4.01m max)

Tiled open fireplace, cornice, centre light.

Back Bedroom 3:

12'6 x 10'5
(3.81m x 3.18m)

Centre light.

Back Bedroom 4:

11'2 x 6'10
(3.40m x 2.08m)

Full length built in wardrobes incorporating airing/cylinder cupboards, centre light.

W.C.:

3'8 x 2'4
(1.12m x 0.71m)

Wall lights.

Outside:

Twin gated driveway leading to concreted yard area; garage 15'8 x 10'4 (4.78m x 3.15m) with up and over door, centre light; forecourt and good sized garden surround incorporating old timber sheds.

Adjacent detached brick built barn incorporating former shippens/stables with part slated/part asbestos roof having part loft over and 3 phase electricity and mains water installed.

Corrugated tin sheet Dutch barn 60' x 40' approx with asbestos roof.

Adjoining brick built/asbestos roofed building divided internally into 4 loose boxes

Viz:-

Loosebox 1	30'2 x 13'1	(Divided into 2 loose boxes with electric installed).
Loosebox 2	13'1 x 12'5	(Single loose box).
Loosebox 3	16'1 x 13'1	(Single loose box).
Loosebox 4	13' x 12'	(Provender store).

(Generous orchard area, house garden and buildings etc. extending to 0.67 acre or thereabouts in total.)

Land Schedule:

OS No	Description	Area	Hectares
0524	Orchard & Buildings etc.	0.67 acre	0.27 Ha
9922	Meadow	1.86 acres	0.75 Ha
9119	Meadow	<u>2.37 acres</u>	<u>0.96 Ha</u>
		4.90 acres	1.98 Ha

Services: Mains water, 3 phase electricity, private septic tank drainage system.

Tenure: Freehold with vacant possession on completion.

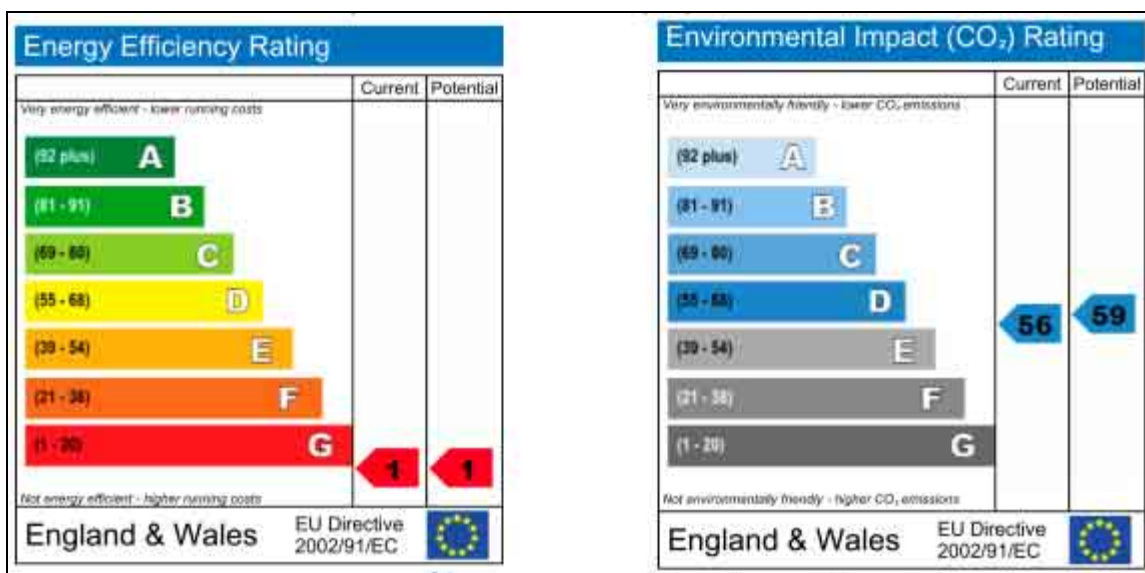
Council Tax Band: D (verbal enquiry only).

Solicitors: Bradshaw Hamer Park & Haworth Solicitors, 285 Church Street, Blackpool, Lancashire, FY1 3PF. Tel: 01253 621 531.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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



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Improvement Prospect 4 Bed Farmhouse



Adjacent Brick Built Barn etc



Roadside Aspect



Garden



Orchard



Adjoining Land

Boundary Plan

Richard Turner & Son Est. 1803
Auctioneers, Valuers & Estate Agents
Bentham, Kendal & Clitheroe
Location Plan
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