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By Direction of Mr Bannister

**Thursland Hill Farm
Moss Lane
Thurnham
Lancaster
LA2 0AX**



For Sale By Private Treaty

Guide Price: £760,000 Or Near Offer

An opportunity to purchase a popular holiday business with Planning Permission for further expansion set in a splendid rural location close to Cockerham Sands yet only some 10 minutes from the motorway.

Thursland Hill Farm comprises of a former farmhouse together with an extensive range of traditional and modern farm buildings, CL caravan site and two lakes one being 0.3 acres and the other being 1 acre all set in some 6.8 acres or thereabouts with a secure electric gated access.

The Business:

Thursland Hill Farm comprises of two coarse fishing lakes used for members, competition and residents fishing, together with an adjoining CL caravan site with shower block and toilet facilities. In addition there is a static caravan used for fishing holidays, stabling and kennelling are also available together with use of an indoor arena.

The property also offers extensive stabling and equestrian facilities.



Planning Permission has been obtained for the conversion of the range of single storey farm buildings into four two bedroomed holiday lets.

The Farmhouse:

The house has the benefit of double glazing and oil fired central heating and the main rooms all have the benefit of dual aspect.

Accommodation Comprising:

Ground Floor:

Entrance Porch: leading to:

Entrance Hall: with doors off to.

Sitting Room: 14' x 11'9 (4.29m x 3.6m) with windows to two aspects, Victorian style fireplace, archway to kitchen.

Kitchen: 18'6 x 11'10 (5.7m x 3.6m) range of floor and wall units, built in leisure range, chinese slate tiled floor.

Living Room: 16' x 13' (4.9m x 4m)

Inner Hall:

Pantry: 6' x 4'5 (1.8m x 1.3m)

Bathroom: 8'1 x 6' (2.4m x 1.8m) W.C, wash hand basin, bath with shower over.

First Floor:

Bedroom 1: 14'10 x 14' (4.5m x 4.3m) range of fitted wardrobes.

Bedroom 2: 12' x 11'2 (3.6m x 3.3m) vanity unit with wash hand basin.

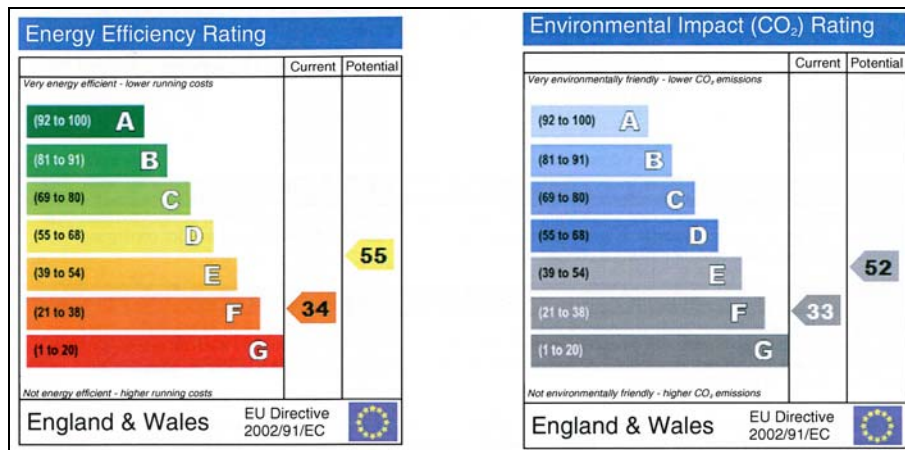
Laundry Room: 9'8 x 3'6 (2.9m x 1.1m)

Bedroom 3: 13'1 x 10'4 (4m x 3.1m)

Bedroom 4: 11'11 x 10'7 (3.6m x 3.2m) vanity unit with wash hand basin.

Bathroom: 9'4 x 8'3 (2.84m x 2.51m) bath/low level wc, wash hand basin and separate shower cubicle, airing cupboard.

Energy Performance Certificate



Single Storey Student Bedsit:

Accommodation Comprising of a bedsitting room with attached conservatory.

Bedroom: 11' x 9'7 (3.3m x 2.9m)

Conservatory: 7'7 x 7'5 (2.3m x 2.2m)

Outbuildings:

The outbuildings comprise of a range of single storey traditional buildings forming a courtyard with the house together with a range of traditional and modern former dairy buildings together with a timber stable block.

Single Storey Range: 70' x 18' (21.4m x 5.5m) currently used for workshop/garaging.

Single Storey Range: 66' x 16' (20m x 4.9m) used for workshop/garaging/ stables.

Barn: 45'6 x 26'5 (13.8m x 8m) stone and block construction incorporating tack room and stable with loft over.

Former Cubicle House: 64' x 33' (19.64m x 10.12)

Barn: 30' x 9'5 (9.2m x 2.8m) block built incorporating two stables.

Silage Barn: 73'8 x 39' (22m x 11.9m) steel stanchion and concrete block construction used as an indoor arena.

Former Milking Parlour: 25'6 x 15' (7.6m x 4.6m)

Static Caravan fully serviced, with planning permission for holiday use.





The Land:

The land surrounds the house and comprises of a number of small paddocks, orchard, garden and the two fishing lakes. Two of the paddocks are equipped with electric hook up points for touring caravans.

The Lakes:

There are two lakes stocked with a wide variety of coarse fish open to registered anglers only and people using the CL facilities, there are currently 500 members. Fishing matches are regularly held.



Situation:

Thursland Hill is set in some of Lancashire's most dramatic scenery, enjoying 360° views extending to the Trough of Bowland and the Lake District. The property enjoys the benefits of its countryside location whilst being just 1 mile outside the village of Thurnham, 8 miles from the popular town of Garstang and the university city of Lancaster is just 7 miles away. The M6 junction 33 is some 10 minutes away.

Viewing: Strictly by appointment.

Council Tax Band E.

Planning Permission:

The single storey buildings adjoining and opposite to the farmhouse have the benefit of planning permission for conversion into four two bedroom holiday lets. Application 07/0071/CU dated 23rd May 2007.

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