

PT70

By Direction of Mr Bannister

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



**For Sale By Private Treaty**

**Guide Price: Offers In Excess of £799,995**

**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 is also a registered livery yard and a licensed fish farm.



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.

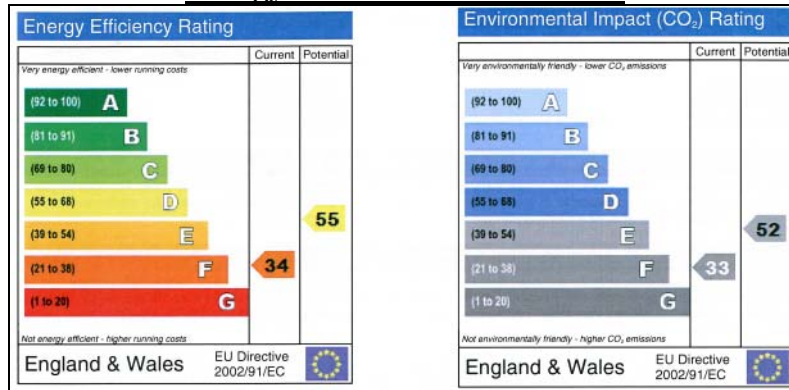
**Laundry Room:** 9'8 x 3'6 (2.9m x 1.1m)

**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 being set in the heart of the Cockerham coast salt marshes, an open exposed landscape of large geometric fields drained by dykes allowing for extreme views. The bird life is a feature of the landscape with fields being important for roosting and feeding wading birds. The village of Thurnham is 1 mile distant whilst the popular town of Garstang is some 8 miles and the university city of Lancaster some 7 miles. 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 23<sup>rd</sup> May 2007.

#### **MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.