

**Moor Hall Farm
School Lane, Outrawcliffe
Preston
PR3 6BH
with 50 acres**

£1,250,000

A truly genuine country property with massive appeal and huge offering for the lifestyle buyer and others alike. Situated peacefully in its own grounds surrounded by 50 acres of prime meadowland providing a range of modern and traditional buildings, workshops, barns and a 5 bedroom residence all located at the end of a private road. Offered for sale by private treaty.

Viewings strictly by appointment through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Moor Hall Farm provides a genuine opportunity to acquire a desirable country residence with accompanying 50 acres of agricultural land and buildings. The farmhouse offers a 5 bedroom home with large farmhouse kitchen, 2 living rooms, 3 bathrooms, utility and extensive front and rear garden areas to include patio, parking area, landscaped pond, paddocks and mature lawned areas. Externally the property has 4 large barns, a 5000 sq m² workshop, farm office and storage with 3 phase power supply and solar panels. The property is accessible from the public highway via its own private driveway and 50 acres of flat productive top grade agricultural land to the front, side and rear of the farmstead.

The Farmhouse

A 5 bedroom south facing residence constructed from a mix of red brick and random stone with a blue slate roof and part of the original farmhouse being rendered with a painted finish. Internally the farmhouse is accessed from the front via large porch with tiled floor, exposed stonework and large stone pillars.

Kitchen to the rear of the property with vaulted ceiling and feature fireplace. The kitchen has exposed timber roof purlins and velux skylights to both sides of the apex including flush fitting spotlights on a dimmer switch. The kitchen is fitted with solid wood wall and base units and a hardwood work surface. A large rangemaster cooker and stainless steel extractor hood are found alongside numerous other kitchen appliances including peninsular units and Belfast sink with mixer tap over. The floor is covered with large ceramic floor tiles and the fireplace presents with a cast iron surround, solid fuel log burner and flagged hearth. The rear garden can be accessed from the kitchen via the stable type door. The kitchen also houses the combi boiler to the rear cupboard space.



Utility Room stepping up from the kitchen into the utility there are fitted wall and base units, large sink, plumbing for washing machine and dryer. The room has a rubberised floor covering, radiator and fluorescent light fitting to the ceiling. Access is given from the utility to the adjoining steel portal framed building.

Living Room located at the front of the property off the front porch in the original farmhouse this room offers a large 4 bay window over the front of the property with original exposed timber beams, spot lights to the ceiling and a centre light fitting. Original cast iron fire place with a sandstone surround and flagged hearth.

Dining Room occupying the original farmhouse this room provides a solid wood floor, inglenook fireplace and exposed brickwork, exposed timber beams to the ceiling and a centre light fitting. Access is given via double glazed doors to:-

Sitting Room continuing through from the dining room with a solid timber floor, wood burner and slate hearth, two double windows with timber window sills to the front, patio doors to side entrance and front garden area. Spotlights to the ceiling and exposed timber beams. A tremendously tranquil room with plenty of natural light exposure and easy access to the patio and front garden.



Kitchenette located to the rear of the property this purpose built room provides fitted base units and large stainless steel sink and cupboard unit, spotlights to the ceiling and tiled splashbacks with a tiled floor covering.

Rear Entrance Porch with stairwell and exposed stone feature wall, tiled floor and access to rear garden area.

Wet Room a fully tiled downstairs wash room with WC, basin and electric shower, heated towel rail and extractor fan.

First Floor

Master Bedroom A large main bedroom with vaulted ceiling and velux windows to both sides over and above standard timber framed windows to the front and side. The room has a solid wood floor throughout, spotlights and centre light fitting to the ceiling with a walk in wardrobe. **Ensuite** facilities allow a 4 piece suite with free standing bath tub, fitted sink and cupboard, fitted WC and concealed cistern, shower cubicle and a fully tiled floor. The room has velux roof lights and a window to the rear.



Bedroom 2 a double room with centre light fitting, radiator and carpeted floor.

Bedroom 3 a double room located to the front of the property with exposed stonework, fitted wardrobe and carpeted floor.

Bedroom 4 a double room with fitted wardrobes, exposed timber beams, centre light fitting and carpeted floor.

Family Bathroom A large fitted bathroom with 3 piece suite comprising wood laminate flooring, large wash basin and vanity unit, bathtub and electric shower. Complimented with fully tiled walls and shower screen. The bathroom has spotlights to the ceiling and exposed timber beams.

Office / Cloakroom Carpeted and a centre light fitting.

Second Floor

A return staircase to the second floor forming part of the original farmhouse. Two useful rooms or bedrooms with eaves storage exposed timber beams, velux roof lights and a carpeted floor.

Farmhouse Services

Mains electric, mains water, oil fired central heating system, septic tank drainage.

Externally The farmhouse has the benefit of large front south facing and rear walled garden areas. The rear walled garden has been landscaped to provide an attractive area of walkways and seating areas using block paving and various flower beds. To the side and front of the farmhouse are ample parking areas with a mix of block paved and concrete pathways. The lawned area leads to landscaped gardens and mature borders with a large pond surrounded by bullrushes and a well fenced small holders paddock for ponies and chickens etc.

Traditional Barn (90' x 60') - a brick built barn adjoining the farmhouse more recently re-roofed with a corrugated cement fibre sheet and translucent window sheets. Internally the barn has a concrete floor with a loft and traditional stables to one quarter.

Lean to building/garage store (30' x 12') - a brick built with render finish and monopitch building and blue slate roof over. The building has windows to all elevations including skylights to the roof and a set of large wooden double doors to the gable nearest the house.

Farm Office/Accommodation & Storage (30' x 20') a brick and stone built building over two storeys. This attractive and universal building has a dual pitch slate roof and large double height brick archway to the front gable end. Featuring attractive stone steps to the side for access to the first floor and a wrought iron balcony off the first floor over the archway. Internally the building is used for storage purposes/office facilities to the ground floor and the first floor has an open plan living accommodation with separate bathroom and kitchenette.

Workshop (50' x 45') - Adjoining the farm office this steel portal frame construction building has a corrugated profile sheet roof, concrete block cladding to the lower half and a sheet profile cladding to the upper half. The floor is concrete throughout and to the rear of the building are large sliding workshop doors purpose built for full access of large machinery and equipment. The workshop has 3 phase electricity with fluorescent lighting strips.

General Purpose building (55' x 50') - Located to the rear of the complex this steel portal frame construction building has a concrete floor, concrete block clad walls and a corrugated metal sheet roof.

Livestock Shed (90' x 40') – A 3 bay steel portal framed apex roof building with concrete block cladding, corrugated metal sheet roof, concrete floor. Internally the building is fabricated with loose pens, feed passage and machinery storage areas.

Machinery Shed (50' x 40') – A 2 bay steel portal frame building with earth floor, corrugated metal roof sheets and reinforced concrete panel cladding.

Solar Panels – Affixed to the livestock building on the south facing elevation the 38 JA solar panels @ 11kwp and feed in tariff ends 2036.

Agricultural Land

Extending to approximately 50 acres or thereabouts including the house, yard, buildings and garden areas the land is shown on the attached plan edged red. In the main the land is good quality grade 2 agricultural land currently used in production of grass forage for livestock purposes. Evenly split into two parcels to the right hand side of the driveway and further up the driveway to the left the land provides good access with well fenced boundaries and a ring fence around the steading. The land has no known restrictive covenants, is not registered with the rural payments agency for any restrictive Stewardship Schemes and all sporting and mineral rights are believed to be in hand. Mains water is available to the field parcels and in proximity from the farmstead.

Services

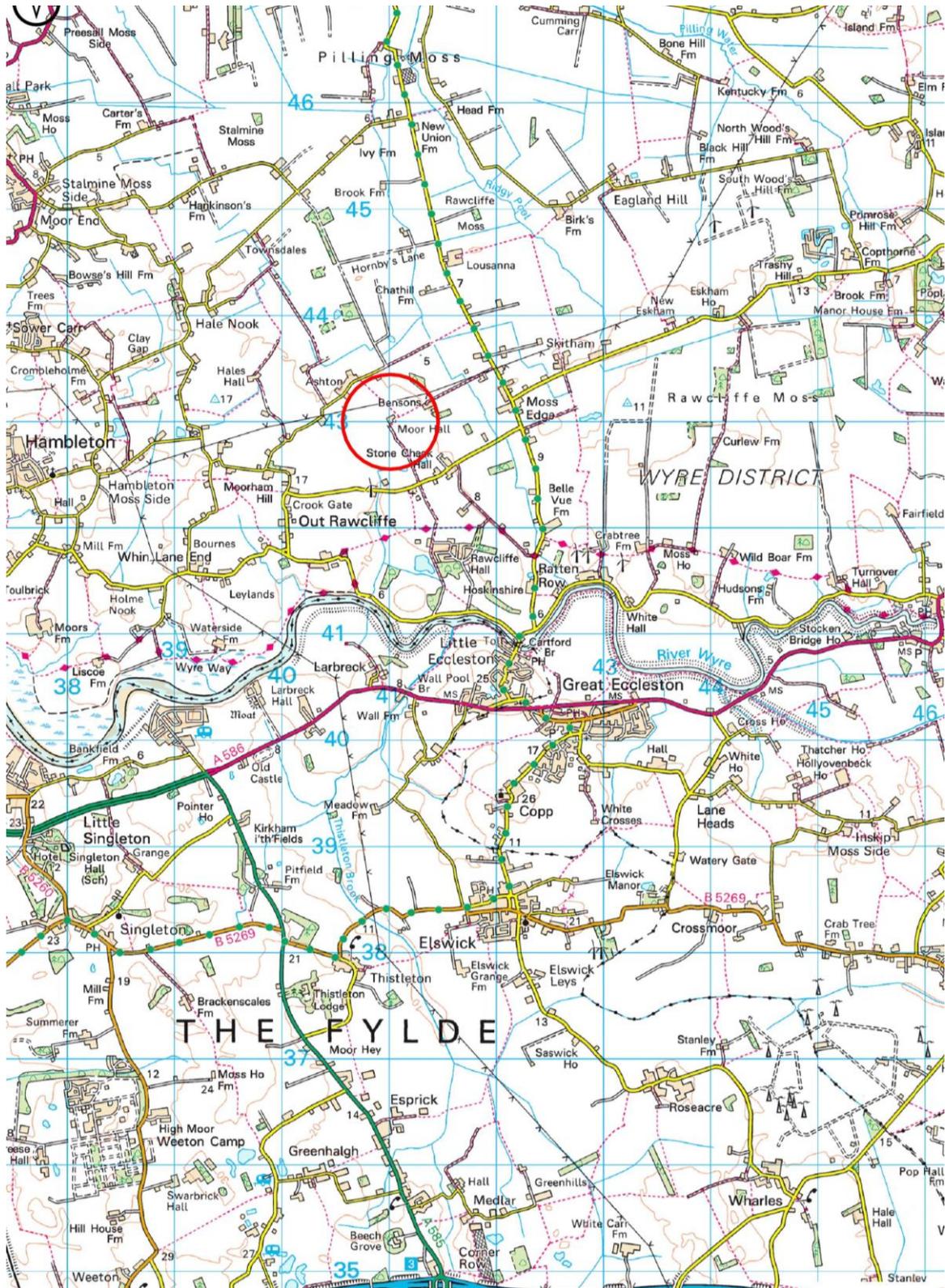
Mains Water, Mains Electric including 3 phase, Septic Tank Drainage and Oil Fired Central Heating System.

EPC – Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax Band – Band D Wyre Borough Council





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