

Kirkby Lonsdale – 5 miles

Lancaster – 20 miles

M6 – 10 miles



THE BARN, MASONGILL, INGLETON, LA6 3NN

An exciting opportunity to acquire a detached three bedroom barn conversion within the sought after hamlet of Masongill with extensive private gardens extending to 0.28 acres.

Viewing highly recommended.

FOR SALE BY PRIVATE TREATY
GUIDE PRICE: £339,500

SOLE SELLING AGENTS - RICHARD TURNER & SON,
14 MOSS END, CROOKLANDS, LA7 7NU.

TEL – 015395 66800

EMAIL – kendal@rtturner.co.uk

FAX – 015395 66801

Through whom all offers and negotiations should be conducted

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:

*In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will **NOT** involve a credit search.*

VIEWING:

Highly recommended with an appointment through the selling agents. All viewings will be conducted in line with current Government Guidance in respect to COVID 19 and social distancing must be maintained at all times. Viewers are requested to provide their own face covering.

DESCRIPTION:

The property comprises a detached three-bedroom stone built barn conversion under a slate roof requiring some minor modernisation and with potential to extend or redesign the existing accommodation. The property has previously been used as a holiday let but would equally make a fantastic family home. With parking to the front of the property and extensive rear gardens extending to 0.28 acres (0.11 ha) there is ample space. The property has central heating and benefits from double-glazing throughout. The Barn also benefits from a B4RN high speed broadband connection.

The accommodation in the house briefly comprises:

Ground Floor:

Entrance Porch	storage cupboard
WC	WC and sink
Kitchen 10'4 x 5'6 (3.14m x 1.67m)	Fitted base units
Living Room 28'7 x 23'2 (8.70m x 7.05m)	Feature fireplace, bow window, stairs to galleried landing, door to rear garden

First Floor:

Galleried Landing

Bedroom 1 7'11 x 8'2 (2.42m x 2.49m)	Fitted wardrobe
Bedroom 2 8'2 x 8'0 (2.49m x 2.44m)	Fitted wardrobe
Bedroom 3 9'10 x 8'0 (3.00m x 2.45m)	
Bathroom	Bath with shower over, WC, sink and airing cupboard



TOTAL FLOOR AREA: 104.96 sq. m (1129.82 sq. ft.) approx

While every attempt has been made to ensure the accuracy of the Supplier's published floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.



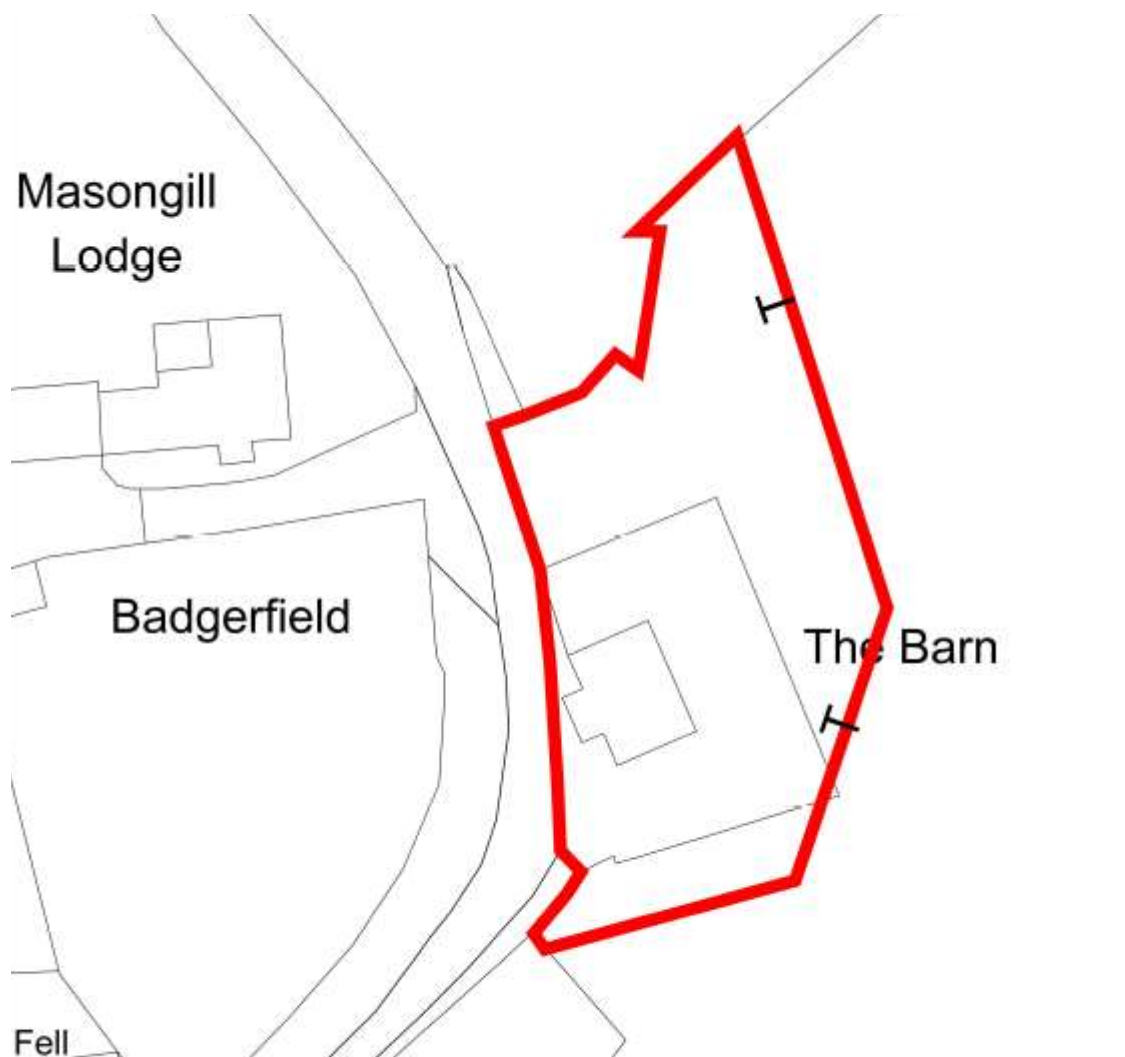
COUNCIL TAX:

The Barn is not currently listed with Craven District Council for Council Tax, but was previously listed as Band 'E'.

SERVICES:

The property benefits from mains electricity and water. Sewerage is to a septic tank. There is a B4RN high speed broadband connection.

SALE PLAN:



Plans for illustration purposes only and are not to scale. Plans reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office. Licence No. 100004708



GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

United Utilities Water, Haweswater Hse, Lingley Mere Business Park, Great Sankey, Warrington. Tel (01925) 23700
 Electricity North West, Parkside Road, Kendal, Tel (1539) 721301
 Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ Tel: (01524 582000)

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey/Rural Land Registry maps as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION: The land and property is freehold and vacant possession will be given on completion.

TIMBER AND WOOD: All growing timber and fallen timber are included in the sale.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the installation and or continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

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

