

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## CARR HOUSE FARM, INSKIP

PRICE: £949,500 Region



Council Tax Band: \*\*\*

Tenure: Freehold

Energy Performance Certificate Band: \*\*\*

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# CARR HOUSE FARM, INSKIP, PR4 0YW

Fabulous contemporary detached home in a semi-rural location, within a Hamlet of four equally impressive properties. **Offered for sale chain free and 'turn key' ready.** The property briefly comprises:- Spacious entrance hall, lounge, dining kitchen, dining room, ground floor wc, laundry room and separate utility room. To the first floor are five bedrooms (two en-suite) and a main bathroom. Outside are steps leading up to the front door and paved patio surrounded by a steel and glazed balustrade. To the rear of the house is a large lawned garden, paved patio and steel/glazed balustrade ! There is a detached double garage and a driveway offering ample off road parking. Through double timber doors is further land extending to ½ an acre. ideal for a smallholding, pony or just extra recreational space.

**VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE, LOCATION AND OUTSIDE SPACE THIS HOUSE HAS TO OFFER.**

**VIEWING:** By prior appointment through Richard Turner & Son Bentham Office.

**Accommodation Comprising:** Underfloor heating to the ground floor and conventional radiators to the first floor.

## **Ground Floor:**

### **Entrance Hall:**

18'8 x 17'9 (5.69m x 5.41m) Imposing composite double front door. Built in cloaks cupboard and separate ground floor wc (low flush wc, vanity pedestal wash hand basin, part tiled wall and floor, ceiling spotlight). Stairs to first floor, ceiling lights, brushed chrome sockets and under floor heating thermostat control. Smoke detector and alarm sensor. Timber stairs with glass balustrade, brushed chrome sockets, light switches and dimmers.

### **Kitchen:**

25'9 x 16' (7.85m x 4.88m) Having a range of contemporary wall and base units incorporating a larder cupboard, smoked glass display units and large centre island with built in sockets and granite work surfaces. Integrated AEG induction hob with extractor over, AEG dishwasher, AEG fridge/freezer, AEG combination microwave and AEG fan assisted oven. Composite sink with mixer tap, marble effect tiled floor, door leading to the Utility Room door leading to laundry room and separate glazed sliding patio doors onto the rear garden and a double glazed window to the front. Ceiling spotlights, smoke detector. Brushed chrome sockets and light switches.

### **Laundry Room (or Ground Floor Study):**

11'2 x 7' (3.40m x 2.13m) Marble effect tiled floor, double glazed window to the rear and a selection of floor to ceiling storage cupboards, ceiling spotlights. Brushed chrome sockets and light switches.

### **Utility Room:**

12'3 x 7' (3.73m x 2.13m) Having a range of wall and base units, marble effect tiled floor, plumbed for a washing machine and ceiling spotlights. Double glazed window to the front, centre ceiling light, part tiled wall and sink unit with mixer/spray tap over. Brushed chrome sockets and light switches.

### **Dining Room:**

18'9 x 9'9 (5.72m x 2.97m) Two double glazed windows to the rear, double doors from the Hallway and double doors opening onto the Lounge. Centre ceiling light and tiled flooring. Brushed chrome sockets and light switches.

### **Lounge:**

19'5 x 16'8 (5.92m x 5.08m) Media unit with electric fire with inset shelving with spotlights to either side. Double glazed windows and sliding doors onto the rear patio. Ceiling spotlights, television point, brushed chrome, dimmer switches, power sockets and light switches.

## **First Floor:**

**Landing:**

19'1 x 17'9 (5.82m x 5.41m) Impressive galleried landing with glass balustrades, feature stone arch with glazed picture window with views over the countryside, centre ceiling light. Smoke detector, brushed chrome sockets and light switches.

**Main Bedroom:**

16'4 x 15'2 (4.98m x 4.62m) Double glazed window to the rear,

**En-Suite:**

13'5 x 7'8 (4.09m x 2.34m) Three piece white suite comprising:- Low flush wc, double vanity sink unit and walk in shower enclosure. Fully tiled walls and floor. Extractor fan, ceiling spotlights and a chrome heated towel rail.

**Bedroom 2:**

16'3 x 10'3 (4.95m x 3.12m) Double glazed window, radiator, central ceiling light, smoke detector and door leading to ensuite. Brushed chrome sockets and light switches.

**En-Suite:**

8'5 x 8'2 (2.57m x 2.49m) Three piece white suite comprising:- Low flush wc, pedestal wash hand basin and walk in shower enclosure. Fully tiled walls and floor. Extractor fan, ceiling spotlights and a chrome heated towel rail.

**Bedroom 3:**

17'3 x 9'5 (5.26m x 2.87m) Double glazed window, centre ceiling light, radiator, brushed chrome light switches, sockets and television aerial point

**Bedroom 4:**

17'3 x 9'5 (5.26m x 2.87m) Double glazed window and Velux window, loft access, centre ceiling point, radiator and brushed chrome sockets and light switches.

**En-Suite:**

6'1 x 4'10 (1.85m x 1.47m) Three piece white suite comprising:- Low flush wc, pedestal wash hand basin and walk in shower enclosure. Fully tiled walls and floor. Ceiling spotlights, extractor fan, double glazed frosted window and a chrome heated towel rail.

**Bedroom 5:**

Double glazed window, radiator, centre ceiling light, brushed chrome sockets and switches.

**Main Bathroom:**

9'10 x 9'8 (3.00m x 2.95m) Three piece white suite comprising:- Low flush wc, pedestal wash hand basin and free standing bath with shower attachment over. Part tiled walls and floor, extractor fan, ceiling spotlights and frosted double glazed window.

**Outside:**

Entrance to Carr House Farm is via private gates with imposing red brick pillars and wrought iron gates. The house has steps at the front leading to a raised patio with steel and glazed balustrade. Driveway with ample off road parking leading to the detached double garage. The patio extends around the back of the house also having the contemporary steel and glazed balustrade. Large garden mainly laid to lawn enclosed by timber fencing. To the side of the house is a double timber gate leading to approx. ½ of an acre, ideal for smallholding or a pony.

**Double Garage:** Double electric, up and over doors, wall mounted central heating boiler, electric consumer unit, water tank and pressurised tanks for power showers. Personnel door to side.

**Utilities:**

Mains Water, Mains Electricity, Calor Gas Tank. Sewerage i.e. Private water treatment plant.



### Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

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

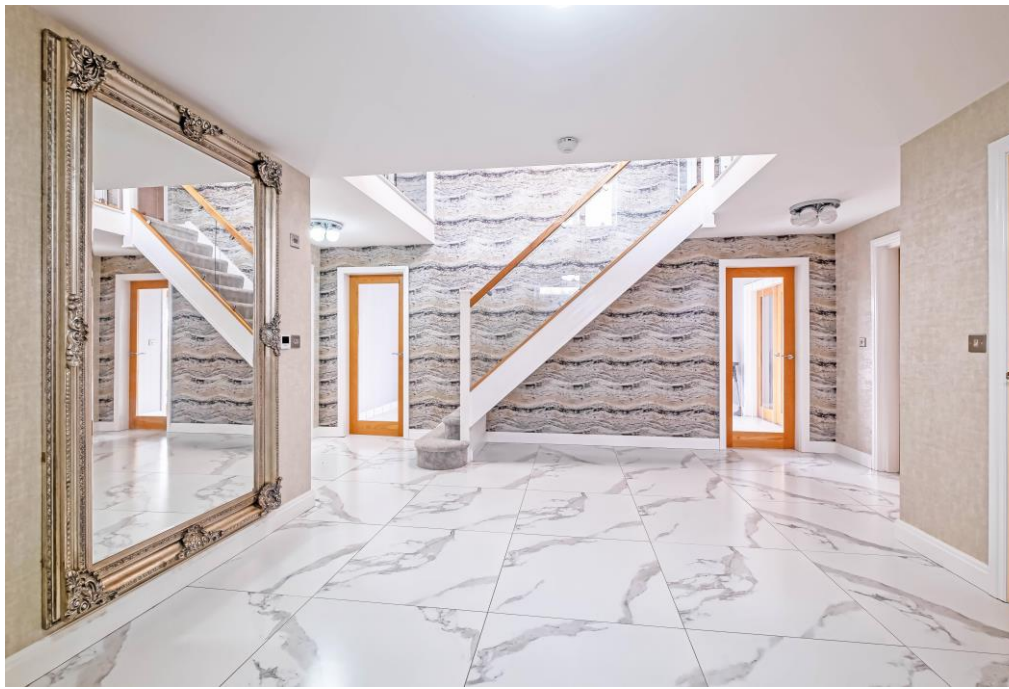
**Through whom all offers and negotiations should be conducted.**

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.

***Please Note: 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.***



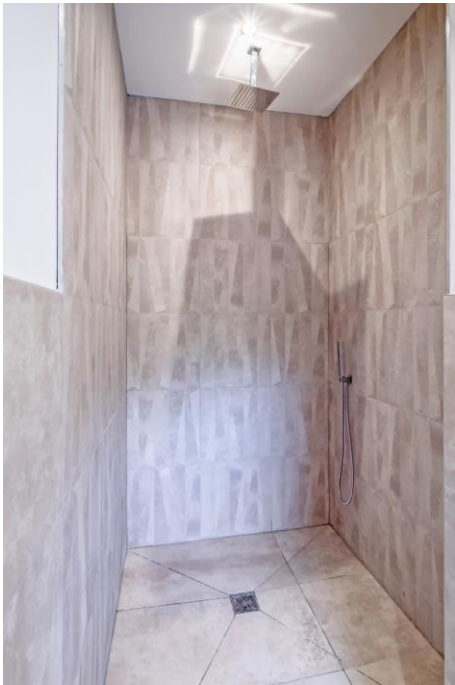




























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