

PW170

DRAFT

**Luxurious Holiday Cottage with Modern Workshop Building,
2 Stables and Ménage All Set in Circa 3 Acres**



Willows
Clay Gap Lane, Out Rawcliffe,
Preston, PR3 6SU

Price: Reduced to Offers Over £350,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

Comprising a former stables originally converted under change of use planning consent in 2016 to form 1 holiday cottage in association with onsite equine facilities; the luxury accommodation incorporates full sealed unit double glazing and oil fired central heating.

Externally the property enjoys a good modern steel profile general purpose building, two timber stables, an all-weather ménage and a good level 2.16 acres paddock extending the property to 3.04 acres or thereabouts in total.

Situated in a lovely rural location conveniently just 2 miles out of the Fylde village of Stalmine.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Accommodation currently comprising (Full Sealed Unit Double Glazing and Oil Fired Central Heating installed)

Living Kitchen 1:

16'7 x 11'11
(5.05m x 3.63m)

Range of modern fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, electric cooker with double oven and ceramic hob, overhead extractor hood, plumbed auto washer recess, fridge recess and work surfaces with wood upstandings. Fireplace with electric stove, TV point, radiator, wood laminate flooring. Double glazed large patio doors. No 2. Fitted smoke / Co2 alarm, 4 x center lights. *Linking door to cottage*

Bedroom 1:

11'6 x 11'4
(3.51m x 3.45m)

Double glazed large patio doors, wood laminate flooring, fitted smoke alarm, center light, radiator.

En-suite Bathroom 11'2" x 3'10" (3.40m x 1.17m) comprising "Hip bath" with fitted shower and glass screen, wc and pedestal wash basin. Tiled splashbacks, laminate flooring, auto vent, mini halogen down lighting.

Dining Kitchen 2:

14'5 x 11'4
(4.39m x 3.45m)

Under floor heating. Fitted cupboards and units incorporating inset single drainer sink unit with mixer tap, built in electric oven, LPG hob with extractor hood, integrated plumbed auto washer recess, integrated oil fired central heating boiler and work surfaces with tiled splashbacks. Feature beams and ceiling joists, sliding double glazed large patio doors. and stable style side door. Wood flooring, 2 x center lights.

Larder:

6'5 x 4'
1.96m x 1.22m)

(Plumbed for cloakroom).

Tiled floor, fitted shelves.

Lounge:

16'10 x 15'11
(5.13m x 4.85m)

Under floor heating Feature brick built fireplace housing multi-fuel stove. Exposed beams, double glazed large patio doors. TV point, 3 x center lights, *(insitu light fittings excluded from sale but will be replaced with ceiling roses and droppers)*. Smoke, Co2 alarm, wood laminate flooring.

Bedroom 2:

12'5 x 11'5
(3.78m x 3.48m)

Center light, smoke alarm, display recess, double glazed large patio doors, wood laminate flooring.

Ensuite Shower Room: 8'5" x 3'10" (2.57m x 1.17m) comprising shower cubicle, wc and pedestal wash basin. Laminate flooring, mini halogen down lighting, auto vent, combination radiator / chrome towel ladder.

Outside:

Land extending to 3.04 acres or thereabouts incorporating 2.16 acres of good level paddock, wooded area, ménage and attractive garden areas with seating pergolas and timber summer house.

Modern general purpose building 30'0" x 20'0" with light and power installed and full height roller shutter door *(circa 9'2" (2.79m) floor to eaves trim height)*

Timber Stable 1: 12' x 12' approx. (3.66m x 3.66m) approx.

Timber Stable 2: 11' x 11' approx. (3.35m x 3.35m) approx.









Services: Mains water and electricity, private drainage and oil fired central heating installed.

Tenure: Freehold with vacant possession upon completion

Council Tax Band: Currently banded 'E' as a Farm (*Verbal enquiry only*)

Solicitors: Vincent's Solicitors, 20 St Thomas's Road, Chorley, Lancashire, PR7 1HU. Tel: 01257 269 276.

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.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		120 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

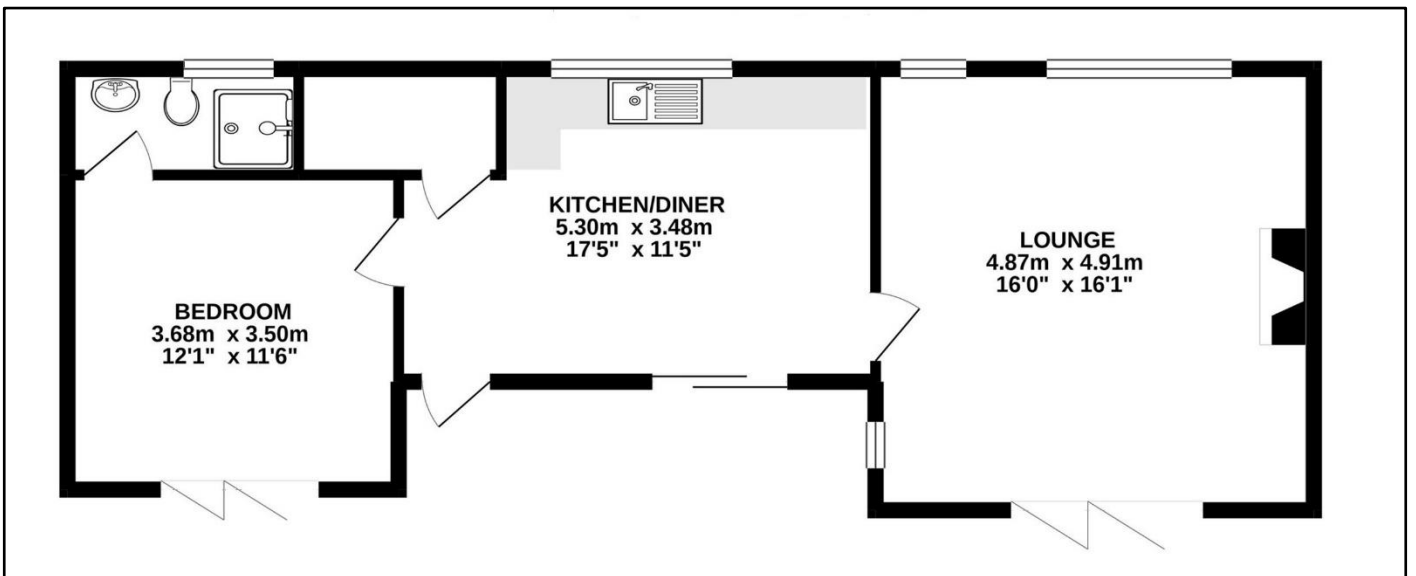
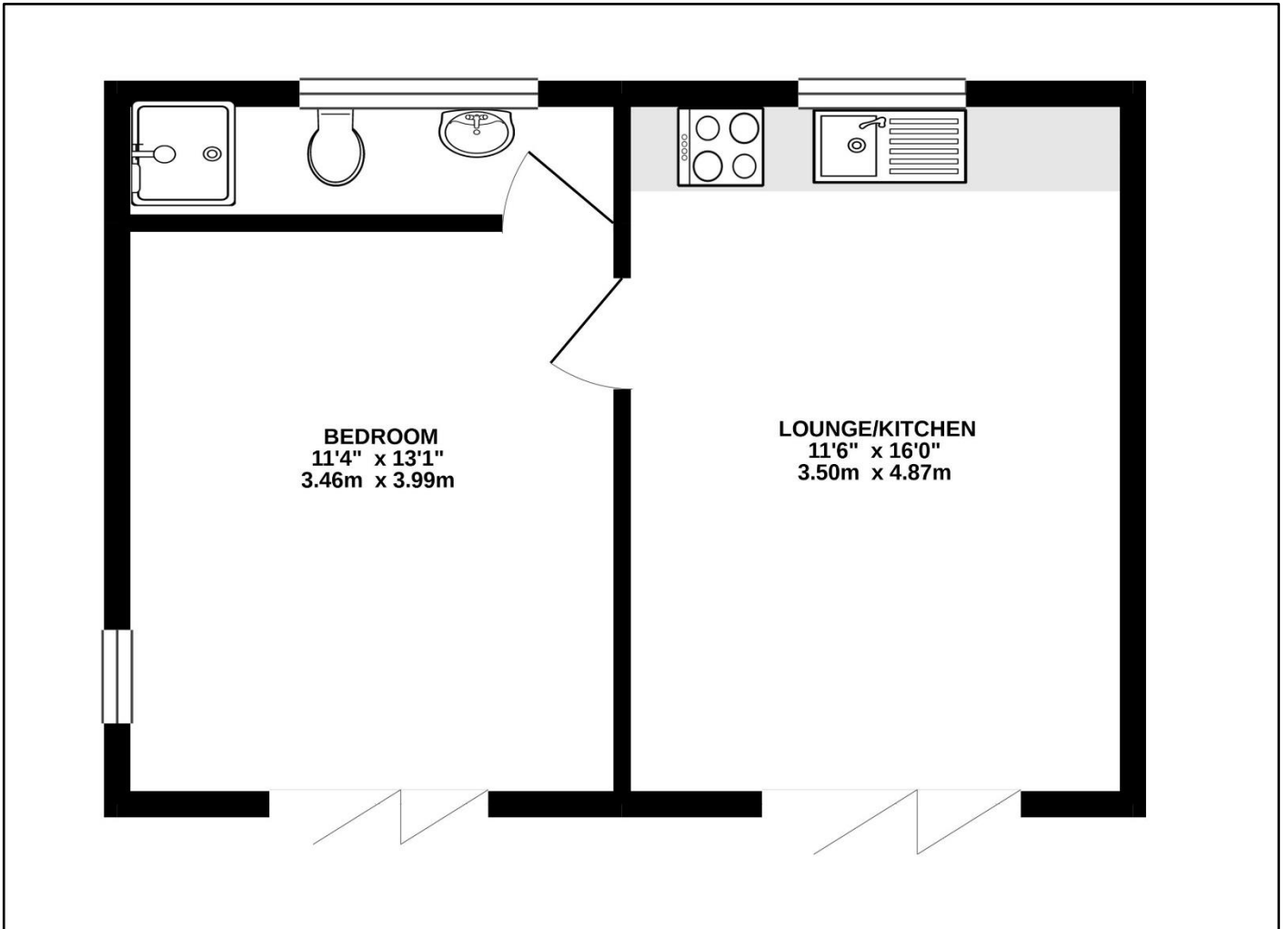
View full certificate [here](#)

Energy Performance Certificate

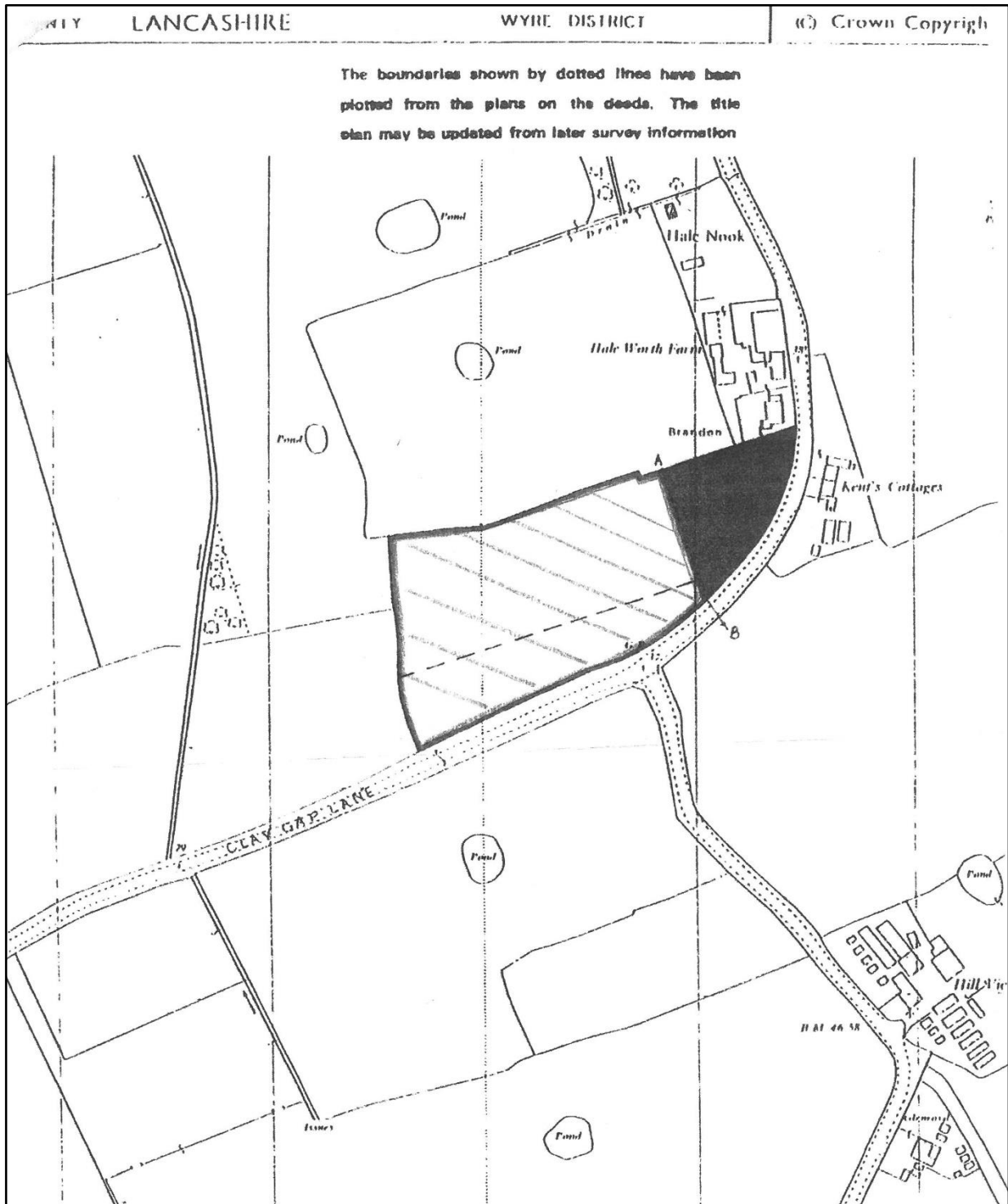
Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

View full certificate [here](#)

Floor Plan



Copy Boundary Plan (hatched area)



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