

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Fabulous 4 Bed Detached Residence with Twin Garages, Workshop & Modern Outbuildings,  
2 Detached Lucrative Holiday Chalets in Idyllic Circa 3.17 Acres Woodland Setting and  
Circa 3.92 Acres Paddock with Modern Storage Building and Yard Area

## PARK BROOK, Arkmere Lane, (Off Long Lane), Scorton, Nr Garstang, PR3 1DW

Offered For Sale either as a Whole or Lot 1 (Holiday Chalets) and Lot 2 (Paddock with Storage Building and Yard Area) Separately.



**Lot 1: Two Holiday Chalets in Circa 3.17 Acres Woodland**

**£ 400,000 Region**

**Lot 2: 3.92 Acres Paddock with Storage Building and Yard Area**

**£ 100,000 Region**

**Lots 1, 2 & 3 Combined: Park Brook Residence with Garages, Outbuildings, Holiday Chalets and Paddock**

**£1,250,000 Region**

**Viewings: Strictly by prior appointment through Richard Turner & Son, Bentham Office**

**Council Tax Band: E**

**Tenure: Freehold**

**Energy Performance Certificate Band: C**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF **T:** 015242 61444 **E:** [property@rturner.co.uk](mailto:property@rturner.co.uk) **W:** [www.rturner.co.uk](http://www.rturner.co.uk)

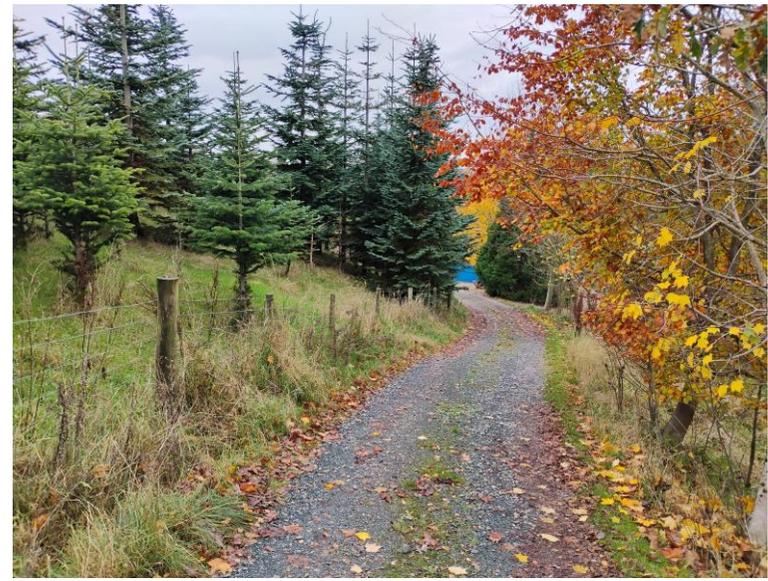
## LOT 1: 2 Detached Lucrative Holiday Chalets In Idyllic Circa 3.17 Acres Woodland Setting

Comprising two detached Larch Clad holiday chalets (1 x circa 49m<sup>2</sup> and 1 x 42m<sup>2</sup>) currently lucratively let via "Sykes Cottages" grossing circa £40,000 per annum. Each chalet boasts modern one bedroomed accommodation incorporating Hot Tubs, LPG central heating, a shared storage shed and a shared modern package sewage treatment system, set in an idyllic private and secluded mature woodland setting attractively boarded by a natural stream and accessed via a good hardcore surfaced private lane with electric security gate *(part of the access lane will be subject to the vendors retained right of way for all purposes and for access for the benefit of Lot 2.)*



**Services:** Mains water and electricity connected; private package sewage treatment plant installed, Bottled LPG for cooking and central heating installed.





### LOT 2: 3.92 Acres Paddock with Storage Building and Yard Area

Comprising a well fenced Circa 3.92 acres paddock with good roadside access and mains water trough and just a short distance away is a useful modern circa 53m<sup>2</sup> open fronted storage building with a concrete floor and externally a generous hardcore surfaced useful yard area.



**Services:** Field mains water trough; sub-metered mains electricity and mains water connected to the storage building.

LOT 3: Park Brook, Arkmere Lane, Scorton, PR3 1DW



### **LOT 3 Cont...**

Comprising a fabulous immaculately presented 4 bedroomed detached residence with private driveway and a detached twin garage and workshop set amid lovely garden grounds together with an adjacent modern Circa 67m<sup>2</sup> open fronted storage building and a further circa 108m<sup>2</sup> secure workshop.

Situated in an attractive, predominantly peaceful private rural location conveniently within 2 miles of Scorton Village and only 4 miles from Garstang with it's comprehensive shops and amenities and connections to the M6/M55 motorway network.

**Accommodation Comprising:** (Hardwood double glazed windows, oil fired central heating and security alarm system installed).

### **Ground Floor:**

#### **Side Porch/Utility:**

9' x 7'4 (2.74m x 2.24m) Stainless steel single drainer sink unit, appliance recesses and work surfaces with tiled splashbacks. Oil fired central heating combi boiler, centre light, tiled floor.

#### **Study/Office:**

8'10 x 8'1 (2.69m x 2.46m) Centre light, radiator.

#### **Breakfast Kitchen:**

14'5 x 12'4 (4.39m x 3.76m) Solid oak fitted kitchen units incorporating stainless steel single drainer sink, built in electric double oven, halogen hob with extractor hood, integrated dishwasher, upright fridge freezer standing area and worksurfaces with tiled splashbacks. Strip light, radiator.

#### **L-Shaped Snug/Dining Room:**

18'56 x 11'10 max (5.61m x 3.61m max) 2 x Centre lights, radiator, solid oak laminate flooring, TV point.

#### **Reception Hall:**

19'11 x 6'8 (6.07m x 2.03m) Wall lights, radiator.

#### **Inner Hall:**

11'4 x 6'2 (3.45m x 1.88m) Open feature oak staircase with under cupboard, wall lights.

#### **Lounge:**

17'10 x 15'9 (5.44m x 4.80m) Feature stone built fireplace housing multi-fuel stove, french doors leading to front patio, display alcoves, ceiling clothes airer, centre light, wall lights, radiator, TV point.

#### **Bedroom 1:**

17'7 x 11'10 (5.36m x 3.61m) Centre light, radiator, TV point.

#### **Bathroom:**

11'11 x 8'6 (3.63m x 2.59m) 4 piece corner bath suite and shower cubicle, fully tiled walls, centre light, wood laminate flooring, auto vent. Airing/cylinder cupboard.

## LOT 3 Cont...

### First Floor:

#### **Balcony Landing:**

17'8 x 6'3 (5.38m x 1.91m) Comprehensive under eaves storage area with light installed and power socket. Velux window, LED downlighting, smoke alarm.

#### **Bedroom 2:**

18'11 x 8'10 (5.77m x 2.69m) Gable window and Velux window/fire escape. LED downlighting, radiator, TV point.

#### **Bedroom 3:**

14'5 x 12'5 (4.39m x 3.78m) Wood effect UPVC gable window and Velux window. Built in wardrobe, LED downlighting, centre light fan with remote control, radiator, TV point.

#### **Shower Room:**

6'9 x 5'6 (2.06m x 1.68m) Shower cubicle, WC and wash hand basin vanity unit. Under eaves storage cupboard. Velux window, chrome heated towel ladder, tiled floor, LED downlighting, auto vent.

#### **Main Bedroom 4:**

17'11 x 16'6 (5.46m x 5.03m) Wood effect UPVC window. Feature circular window dresser wall light, LED downlighting, TV point. Fitted wardrobe cupboards, ceiling fan light, radiator.

#### **En-suite Bathroom:**

12'2 x 7'7 max (3.71m x 2.31m max) Comprising free standing roll top double ended bath, WC and wash hand basin wall vanity unit. Velux window, chrome heated towel ladder, tiled floor, tiled splashbacks, LED downlighting, auto vent.

### Outside:

Twin gated private driveway leading to tarmac frontage parking area.

L-shaped detached stone-faced double garage 16'8 x 10'7 (5.08m x 3.23m) and workshop 16'9 x 10'9 (5.11m x 3.28m) with twin up and over electric doors, light and power installed. EV charging point. Concreted Yard. Greenhouse.

(Workshop 20' x 16'9 (6.10m x 5.11m) with woodburning stove, light and power installed and WC with wash hand basin).

Lawned gardens incorporating summerhouse, orchard, vegetable garden area and small Christmas tree plantation.

Generous paved patio area, outside lighting.

Timber garden shed 15'8 x 10'1 max (4.78m x 3.07m max) with light and power installed.

Steel portal frame/concrete block built general purpose building with cement fibre roofing with PV solar panels having feed in tariff.

Viz:-

Open fronted storage building 29'6 x 24'7 (8.99m x 7.49m) with light and power installed.

Secure workshop 39'4 x 29'4 (11.99m x 8.94m) with mezzanine floor, manual roller shutter door, side personnel door, security alarm, light and power installed (housing solar panel inverter).

#### **Services:**

Unmetered mains water, mains electric, oil central heating. Private sewage treatment plant drainage.

Free Sat TV dish. PV solar panels with feed in tariff.

**B4RN HYPERFAST BROADBAND CONNECTED.**

#### **Directions:**

Via /// what3words: eggs.energy.bulletins

### LOT 3 Cont...

#### **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.

#### **Solicitors:**

Oglethorpe Sturton & Gillibrand, 16 Castle Park, Lancaster, LA1 1YG.

**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 smart search to verify information provided however please note the smart search will NOT involve a credit search.**













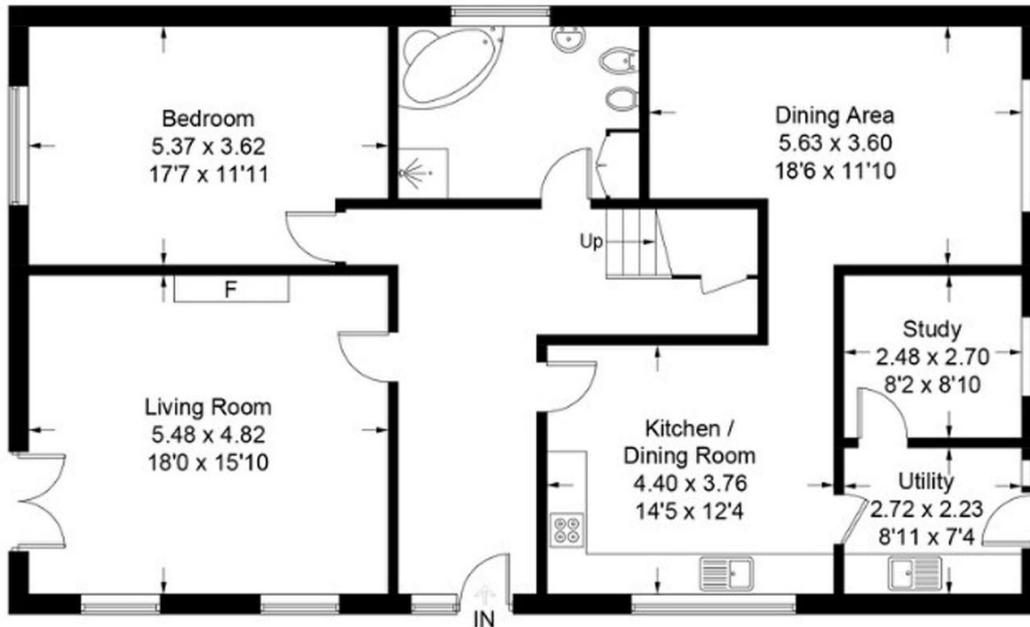




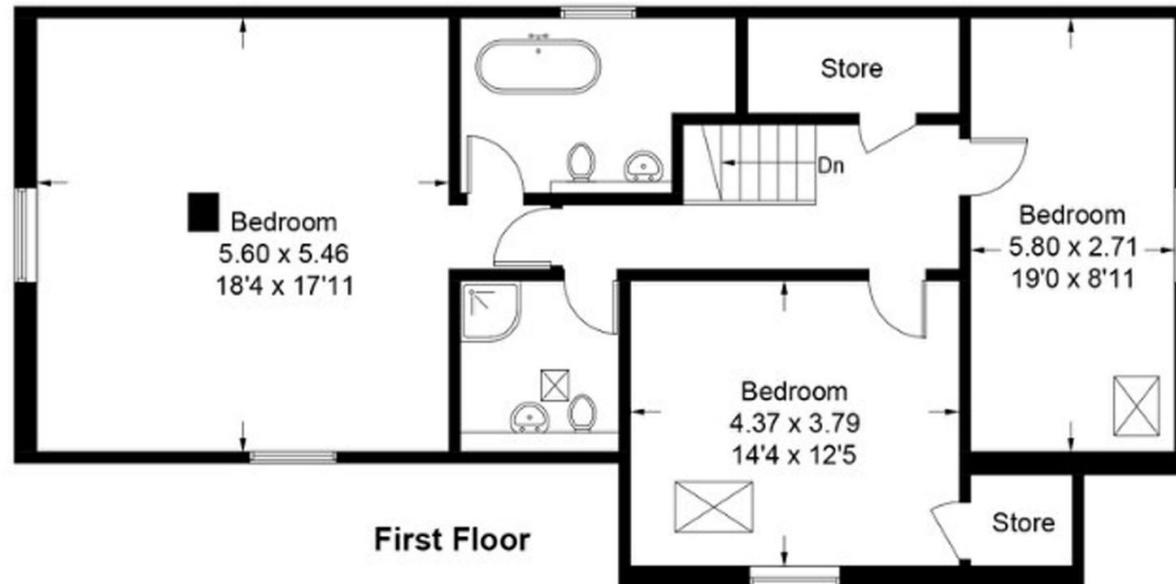




## FLOOR PLANS



Ground Floor

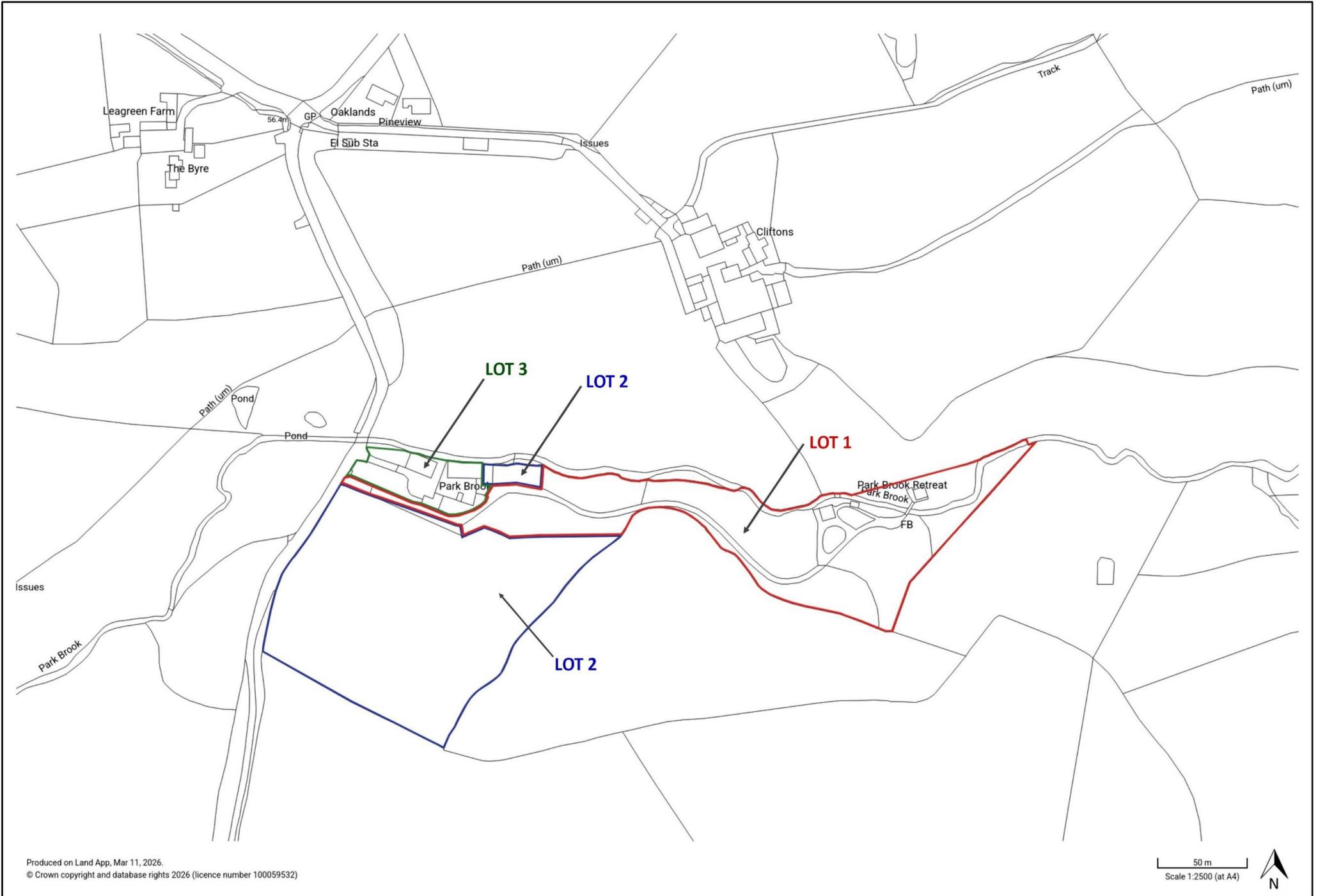


First Floor

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# BOUNDARY PLAN





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