

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Farmhouse with Adjoining Barn, Generous Garden Grounds and Two Paddocks

## CHURCH FARM

29 Main Road, Nether Kellet, Nr Carnforth, LA6 1EZ

**FOR SALE BY INFORMAL TENDER – in up to 3 LOTS**



Guide Prices: LOT 1: Farmhouse with adjoining barn in over 1 acre garden grounds	Over £500,000
LOT 2: 0.72 acre Paddock and Wooded area with Stream	Over £ 20,000
LOT 3: Circa 1.18 acres Paddock (with Planning Potential)	Over £ 50,000

**Tender Closing Date: 12 Noon Friday 29<sup>th</sup> August 2025**

Viewings: Fridays only between 1pm and 4pm by prior appointment.

Farmhouse Council Tax Band: E

Tenure: Freehold

Farmhouse Energy Performance Certificate Band: D

## LOT 1 – Church Farmhouse and Adjoining Stone Barn in 1.17 Acres Garden Grounds (Coloured red on boundary plan)

Comprising a tastefully improved 17<sup>th</sup> Century (*Not a listed building*) 4 bedroomed farmhouse (2 ensuite) enjoying a wealth of traditional historic character featuring a fabulous restored stone spiral open staircase from the lounge and enjoying an adjoining traditional stone built barn with fully boarded loft area ideally lending itself for extension of the main residence or potential for conversion into a separate dwelling subject to necessary planning approval etc. being obtained by the purchaser. To the rear of the house there is a small range of block built open front outbuildings and generous garden grounds extending to 1.17 acres or thereabouts incorporating tended areas, mature specimen trees and natural wildlife habitat.

***N/B Flat felted roof on the rear elevation renewed in 2015 with 20 years guarantee by Thornburrow Roofing Ltd. Torrisholme***

### Accommodation Comprising:

#### Ground Floor:

##### **Lounge:**

31'5 x 16'3 (9.58m x 4.95m) Formerly being two separate rooms now made into a single generous sized lounge with feature open spiral stone staircase and fireplaces to each end, (one with multi-fuel stove and one with coal effect gas stove on slated hearth.) Insulated stone flag floor, built in bookcases, exposed beams and ceiling joists, built in TV corner unit, low window sills, exposed pointed stone walls, wall lighting, 3 x radiators.

##### **Dining Kitchen:**

29'3 x 13' (8.92m x 3.96m) Fitted cupboards and units in Pine incorporating electric cooker, fridge, dish washer, extractor hood and work surfaces. Feature pointed stone wall, centre light and wall lights, 2 x radiators, TV point.

#### First Floor:

##### **Landing:**

6'1 x 5'3 (1.85m x 1.60m) Loft access. N.B. Loft being boarded for storage and having Velux roof window.

##### **Bedroom 1:**

16'7 x 11'5 (5.05m x 3.48m) Feature exposed beams, wall timbers and pointed stone wall with old window alcove, feature old cast iron fireplace, halogen down lighting, radiator.

##### **En-Suite Shower Room:**

6'8 x 2'6 (2.03m x 0.76m) Shower cubicle, wc and wash hand basin, tiled dado, halogen down lighting, radiator, auto vent.

##### **Bedroom 2:**

13'6 x 9'11 (4.11m x 3.02m) Feature exposed beam and wall timbers. Halogen down lighting, radiator.

##### **En-Suite Shower Room:**

6'7 x 2'5 (2.01m x 0.74m) Shower cubicle, wc and wash hand basin, tiled dado, halogen down lighting, radiator, auto vent.

##### **Inner Landing:**

6'9 x 3'9 (2.06m x 1.14m) Radiator.

#### **Bathroom:**

9'5 x 6'7 (2.87m x 2.01m) 3 piece bath suite with vanity unit, exposed beam, centre light, radiator.

#### **Bedroom 3:**

13'9 x 13'7 (4.19m x 4.14m) Large picture window, centre light, radiator. Cupboard housing gas combi boiler for full central heating and hot water plus hot water cylinder with immersion heater.

#### **Bedroom 4:**

13'10 x 12'10 (4.22m x 3.91m) Plus full width built in wardrobes. Large picture window, centre light, twin bedhead wall lights, radiator.

#### **Cloaks Area:**

6'5 x 3'2 (1.96m x 0.97m) Tiled floor, 2 x centre lights.

#### **Cloakroom:**

7'1 x 3'3 (2.16m x 0.99m) WC and wash hand basin, pointed stone wall, tiled floor, centre light.

#### **Outside:**

##### **Adjoining Barn:**

Comprising a traditional stone built barn 25'8 x 16'11 approx. (7.82m x 5.16m) approx. (overall internal measurement) with fully boarded loft area. Incorporating:-

**Utility Room** 10'5 x 8'7 (3.18m x 2.62m) plumbed for auto washer, quarry tiled floor, strip lighting, electric consumer unit.

**Inner Area** 8'7 x 5'3 (2.62m x 1.60m)

With access door onto pavement and Gas meter'

**Workshop Area** 16'10 x 15'8 (5.13m x 4.78m)

With side door to rear and Strip lighting.

#### **Utilities:**

Mains electricity, mains gas, mains drainage and metered mains water connected.

#### **Network / Broadband: B4RN Hyperfast Broadband Connected**

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.



## LOT 2 – Circa 0.72 Acre Paddock and Wooded Area With Stream (Coloured blue on boundary plan)

Basically consisting of partly a good level paddock area with the benefit of a natural stream and a predominantly overgrown incline adjoining the northerly boundary of the house garden grounds, enjoying a shared vehicular right of way/access track (partly more suited for 4-wheel drive vehicles) from the westerly end of the village.

### **Utilities:**

No mains services connected to the land.

### **Tenure:**

Freehold with vacant possession.





### **LOT 3 – Circa 1.18 Acres Paddock (With Planning Potential) (Coloured green on boundary plan)**

Comprising a good level paddock area with a timber livestock shelter, situated in the centre of the village with main road frontage and potentially ideally suited for future planning consideration.

**Utilities:** No mains services currently connected to the land but all mains services available subject to application by the purchaser.

**Tenure:**

Freehold with vacant possession.



**Solicitors:**

**Vincents Solicitors, 72 Liverpool Road, Penwortham, Preston PR1 0DQ Telephone: 01772 751775**

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.***

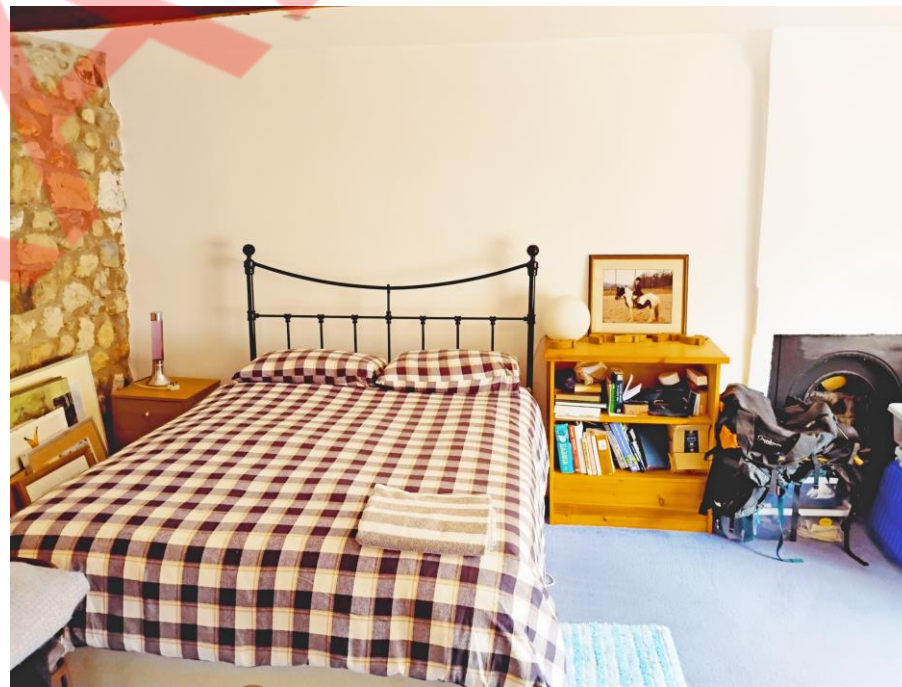












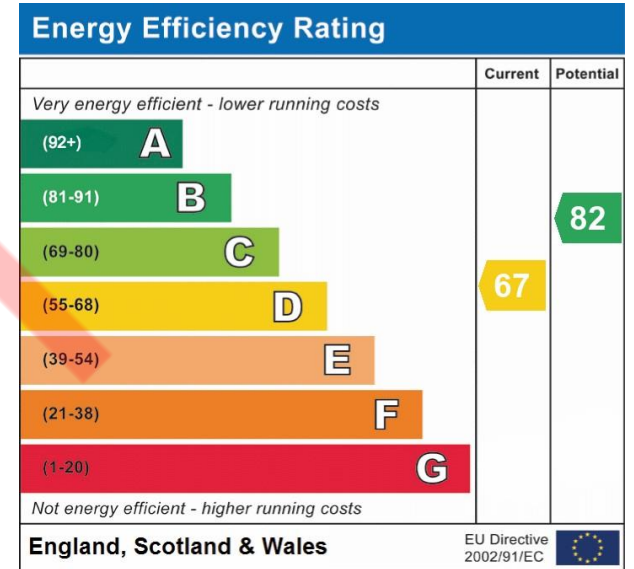




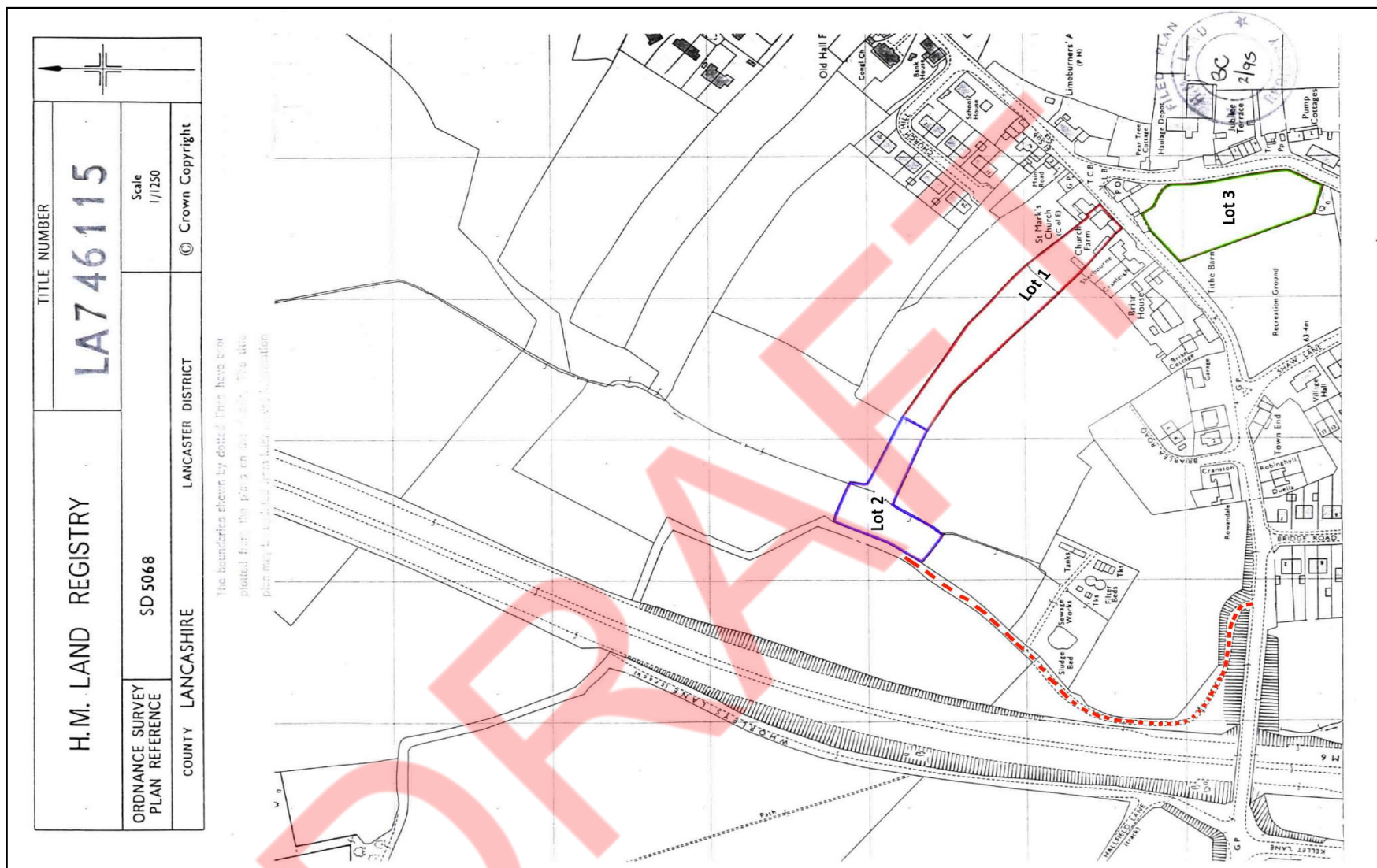


## FLOOR PLANS

## ENERGY PERFORMANCE CERTIFICATE







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**MISREPRESENTATION ACT 1967:**

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### **INFORMAL TENDER FORM (Subject to Contract)**

All tenders to be received at the office of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF on or **before 12 noon on Friday 29<sup>th</sup> August 2025** in a sealed envelope marked in the top left-hand corner with reference: **"Church Farm"**

**FROM:**

Name: .....

Address: .....

Telephone: ..... Mobile: ..... Email: .....

**SOLICITORS:**

Company: ..... Contact: .....

Address: .....

Telephone: ..... Email: .....

**PRICE OFFERED:**

**Lot 1: Church Farmhouse & Adjoining Barn in 1.17 acres** £.....(amount in words).....

**Lot 2: Circa 0.72 acre Paddock & Wooded Area with Stream** £.....(amount in words).....

**Lot 3: Circa 1.18 acres Paddock (With Planning Potential)** £.....(amount in words).....

**Lots 1, 2 & 3 Combined:** £.....(amount in words)..... Date:.....

**Is this a completely unconditional cash offer ?** (i.e. not dependant on any planning, survey or finance) YES / NO

**Is your offer conditional on formal prior planning approval for change of use of the property ?** YES / NO

**Is this offer conditional on a mortgage or any other form of finance?** (if yes , please enclose details) YES / NO

**Is your offer subject to the sale of another property?** YES / NO

**PLEASE NOTE:**

- 1. Offers should be made on this form only; any offers sent by email will NOT be considered.**
2. Please understand that although it is likely that the highest offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
3. The vendor is seeking to exchange contracts within fifteen working days after the successful bidder's solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
4. Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
5. Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
6. It is anticipated that the successful bidder will be notified by telephone on Monday 1<sup>st</sup> September 2025.  
Letters will be sent out to the unsuccessful bidders on the same day.

**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations the successful purchaser will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) Please Note: we will need to conduct a search via "Experian" to verify information provided however, the Experian search will NOT involve a credit search.**

In the event of any queries, please contact: Edward Metcalfe. FNAEA, MARLA. Telephone: 015242 61444.

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.