

PS218

For Sale by Private Treaty

Historic 3 storey cottage with attached former stable with Planning Permission and Listed Building consent for conversion into additional living accommodation



School House, 78 Main Street, Warton, LA5 9PG

Offers Over: £300,000

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

Comprising an attractive double fronted Grade II Listed stone built former school property (*reputedly being one of the oldest properties in Warton with a 1594 date plaque*) situated in a convenient central village location enjoying a good sized garden, private parking and Southerly rural views. A programme of upgrading, conversion and extension works were commenced on the property over 20 years ago but remain unfinished and therefore now creates a superb opportunity for the purchaser to complete the outstanding works to their own preference to undoubtedly result in a unique home boasting an inherent wealth of historic character and charm.

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

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Accommodation Comprising:

Ground Floor:

Entrance Porch: 5' x 3'2 (1.52m x 0.97m)	Slate flag floor, side seating.
Vestibule: 4'3 x 3'7 (1.30m x 1.09m)	Quarry tiled floor, heavy old oak inner doors, oak paneled walls, center light.
Hallway: 13'11 x 5'8 (4.24m x 1.73m)	Part oak paneling, feature oak staircase, center light.
Lounge 1: 15'1 x 12'11 (4.60m x 3.94m)	Multi-fuel stove on slate flag hearth, mullioned window with seat, beamed ceiling, 2 x radiators.
Lounge 2: 17' x 11'6 (5.18m x 3.51m)	Stone mullioned fireplace housing ornate multi-fuel stove, mullioned window with seat, quarry tiled floor, cupboard recess housing modern electric consumer unit, beamed ceiling, salt cupboard, 2 x radiators. <i>Steps down to:-</i>
Kitchen 1: 10'3 x 10'2 (3.12m x 3.10m)	Fitted cupboards and units incorporating stainless steel twin bowl single drainer sink unit, free standing gas cooker, breakfast bar and work surfaces with part tiled splash backs. Quarry tiled floor, center light fitting. Access to old lean-to conservatory/greenhouse.
Kitchen 2/Utility Room: 12'9 x 6'11 (3.89m x 2.11m)	<i>(2 steps down from Hallway).</i> Stainless steel single drainer sink unit, fitted base and wall cupboards, tiled splash backs, strip light.
Old Lean-to Conservatory/ Greenhouse: 12'11 x 5'11 (3.94m x 1.80m)	

Access from Lounge 2 to Part Converted Former Stable Conversion:

Ground Floor:

Lounge: 17'4 x 11'9 max inc. staircase (5.28m x 3.58m max inc. staircase)	Front door from Main Street. 2 x strip lights, 2 x radiators. <i>Steps down to:-</i>
Proposed Kitchen Area: 11'2 x 9'3 (3.40m x 2.82m)	Currently devoid of main kitchen fittings. Radiator. <i>Double doors leading to rear garden area.</i>
First Floor:	
Room 1: 17'5 x 11'6 max inc. stairs (5.31m x 3.51m max inc. stairs)	Beamed ceiling, split level floor, 2 x radiators, Velux roof window. <i>3 steps down to:-</i>
Shower Room: 9'3 x 5'6 (2.82m x 1.68m)	Shower cubicle, twin wash hand basins, wall mounted "Ideal Esprit Eco" gas boiler, 2 x Velux roof windows, radiator, part plumbed for WC. <i>Under eaves storage area housing "Fronius IG Plus" for photo voltaic energy system.</i>

Main House Continued:

Mesne Floor:

(Via Hallway Old Oak Staircase).

½ Landing with mullion window, pointed stone wall with display recess, beamed ceiling.

Bedroom 1:

13'3 x 7'2
(4.04m x 2.18m)

Beamed ceiling. Old Oak boarded floor, window with seat, center light, radiator, vanity pedestal wash hand basin with tiled splash backs.

First Floor:

Landing:

10'3 x 4'4
(3.12m x 1.32m)

Old Oak boarded flooring, center light, smoke alarm.

Bedroom 2:

15' x 13'
(4.57m x 3.96m)

Old Oak boarded flooring, twin windows with window shutters, beamed ceiling, recessed wall cupboard, vanity wash hand basin, radiator.

Bedroom 3:

15'8 x 12'4
(4.78m x 3.76m)

Full width fitted wardrobe units, twin windows with window shutters, beamed ceiling, radiator.

Inner Landing:

4'2 x 4' min
(1.27m x 1.22m min)

Center light.

WC:

6'10 x 5'1
(2.08m x 1.55m)

WC, bidet and wash hand basin with part tiled splash backs, center light.

Bathroom:

11'2 x 6'10
(3.40m x 2.08m)

Bath, shower cubicle, WC and wash hand basin, center light, radiator, auto vent.

Enclosed staircase to :-

Loft Room 1:

22'9 x 12'
(6.93m x 3.66m)

Oak beamed "A" frame, Velux roof window.

Annex Loft Room 2:

13' x 7'3 approx.
(3.96m x 2.21m approx.)

Beamed ceiling, 2 x gable end windows, Velux roof window, radiator.

Outside:

Front:

Garden area with central path and stone walled boundary.

Side:

Concreted path with stone walled boundary to the Easterly side.

Rear:

Good sized lawned garden area incorporating seating area, cobbled path, lean-to old potting shed, timber garden shed, old timber framed car port and shared vehicular right of access (circa 6'3 min width) via shared "The Thoroughfare" to the West of the property.







Planning Permission and Listed Building Consents:

Copy Planning Permission and Listed Building Consents dated 10th October 1996, 9th July 1998 and 20th June 2000 all available upon request from Richard Turner & Son Bentham Office.

Services:

Mains water, electricity, gas and drainage connected.

Photovoltaic solar panels fitted to part of the rear roof.

Tenure:

Freehold with vacant possession upon completion.

Council Tax Band:

'E' (Verbal enquiry only)

Solicitors:

Oglethorpe, Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale,

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.

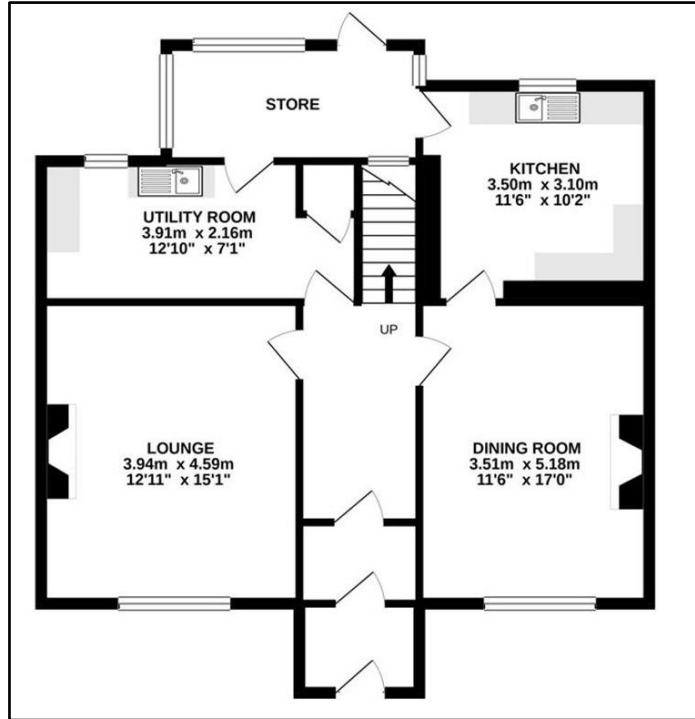
Energy Performance Certificate -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

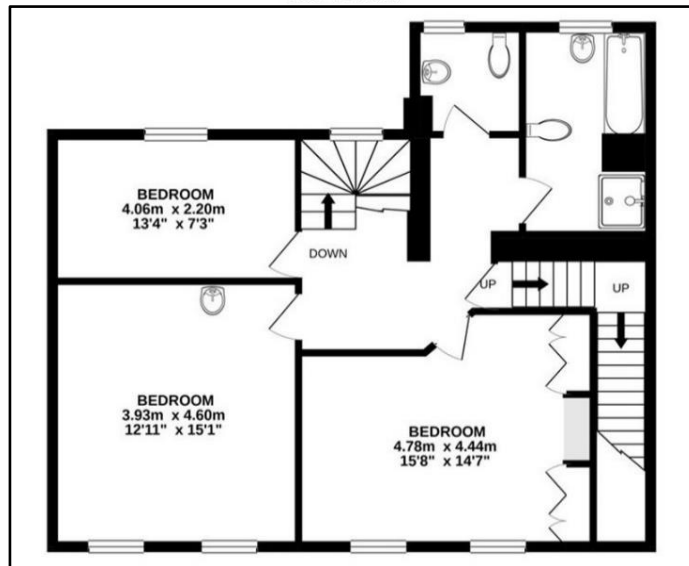
View full certificate [here](#)

Floor Plans

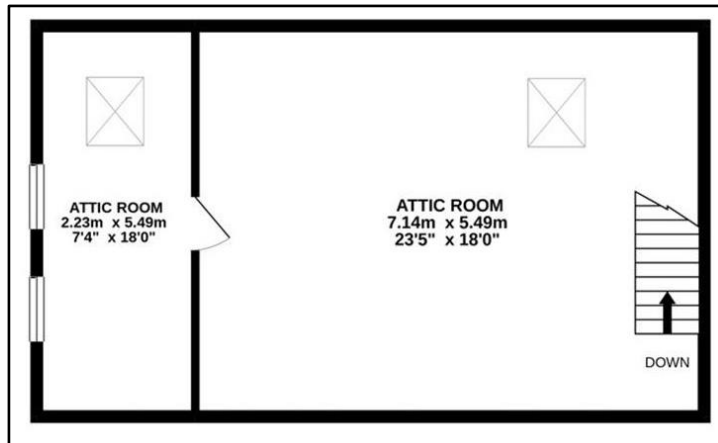
GROUND FLOOR



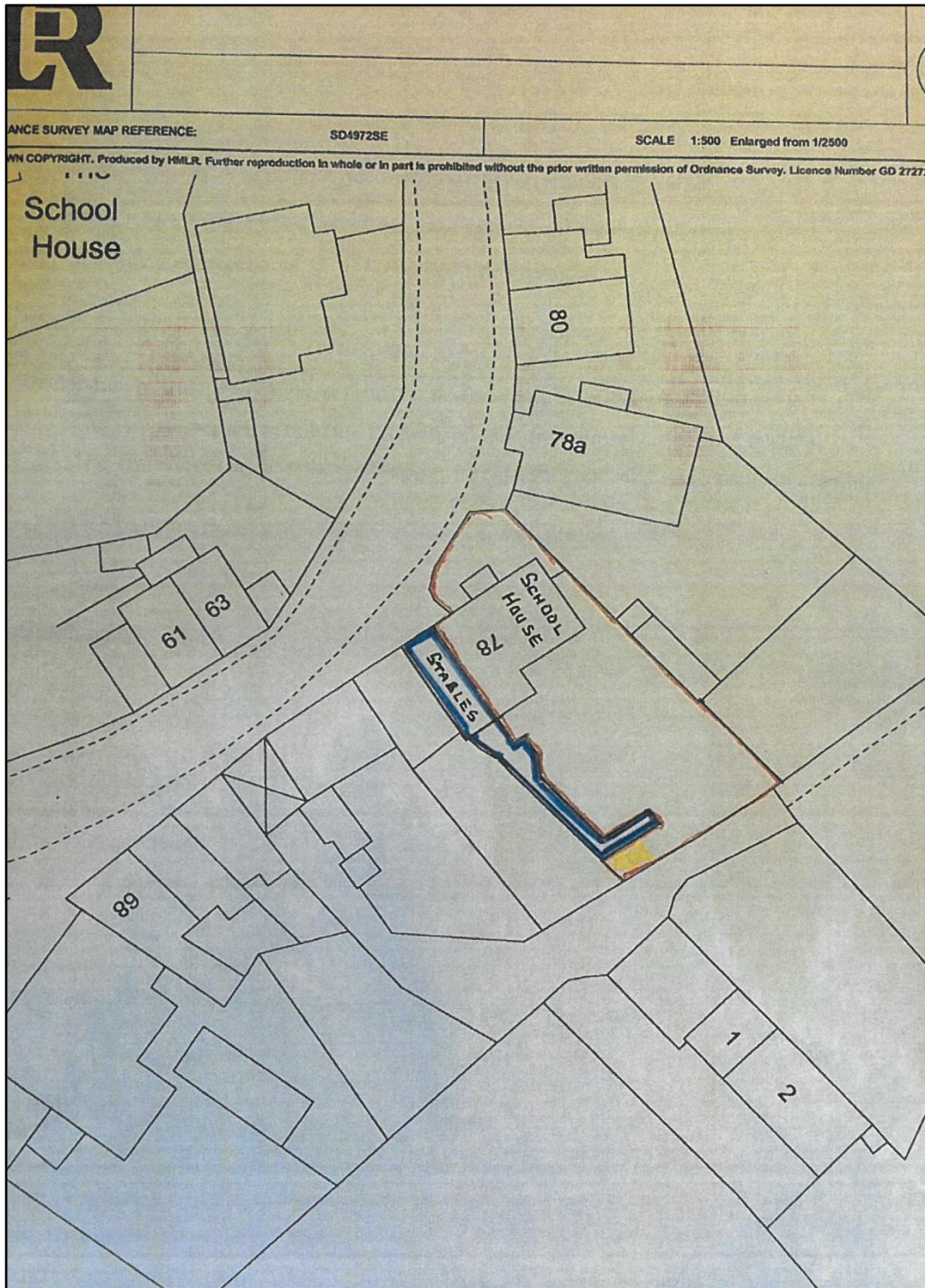
1ST FLOOR



ATTIC



Boundary of House and Stables shown in Red & Blue



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