

**The Coppice, Bonds Lane, Elswick,
Preston PR4 3ZE**



The Coppice, Bonds Lane, Elswick, Preston PR4 3ZE

A valuable small holding with a character design three bedroom bungalow with integral car garage, detached modern general purpose shed 45' x 28', extensive vehicle parking, private gardens and two acre meadow to the rear within easy walking distance of Elswick village centre. Garstang, Great Eccleston, Kirkham, Blackpool, Preston and the M55/M6 motorways are all within easy reach.

The bungalow is constructed with dressed stone and white rendered walls under a concrete tile roof originating as a new dwelling circa 1960 and enlarged with new garage and porches in accordance with a planning permission dated 22nd February 1977 under Fylde Borough Council ref application no. 5/77/21 at the same time imposing an agricultural occupancy tie on the property. In 1977 planning permission was given for a sheep shed and implement store. In 2012 planning permission was given to replace the sheep shed and implement store with an agricultural shed 45' x 28' of steel portal frame with olive green insulated composite steel sheet panelled roof and side cladding with double sliding doors to both one gable and one side and single door to the other gable.

A certificate of lawfulness was granted on 20th August 2009 ref application no. 09/0374 for the then current occupants and any future occupants to reside in the property in contravention of the agricultural occupancy tie which is now ineffective and the property can be occupied free of restrictive residential occupancy.

Energy Performance Certificate band D

Council Tax band E

Price £600,000

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 email sawley@rturner.co.uk

Viewing By appointment through the selling agents.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



The Coppice affords generous accommodation as follows.

Entrance Porch

4' 8" x 4' 1" with tiled floor, upvc double glazed window, outer door and inner door, centre light fitting, and additional solid wood double doors to the hall

Hall

18' 9" x 6' 10" with fitted carpet, centre ceiling light, loft access, wall radiator, glazed window and door to the lounge, glazed door to the kitchen and entrances to the bathroom and three bedrooms.

Lounge

15' 0" x 14' 3" with fitted carpet, front bow window with undersill radiator, gable window with undersill radiator, character brick fireplace with oak beam head and wood burning stove sitting on a single stone flag hearth and central ceiling light.

Kitchen Diner

14' 6" x 12' 10" with wood laminate floor, front bow window with undersill radiator, range of pine wall cupboards and work top units incorporating a stainless steel single drainer sink unit under the window to the utility, tiled splashbacks, Neff eye level double oven and four ring ceramic hob with overhead extractor, fridge freezer, glass fronted floor to ceiling cupboards and six recessed ceiling lights.

Utility

17' 4" x 10' 2" / 5' 7" with tiled floor, rear window, upvc stable door to the rear garden, solid wood door to the front, range of pine fronted work top units, Worcester Danesmoor central heating boiler, plumbing for a clothes washer and drier, centre ceiling light and cloaks with tiled floor, rear window, toilet and wall mounted handwash basin and centre ceiling light.

Bedroom 1

12' 10" x 12' 3" with fitted carpet, rear window with undersill radiator, fitted room width wardrobes and centre ceiling light.

Bedroom 2

13' 0" x 12' 8" with fitted carpet, rear window with undersill radiator and centre ceiling light.

Bedroom 3

10' 4" x 9' 1" with fitted carpet, rear window with undersill radiator and centre ceiling light.

Bathroom

14' 4" x 7' 1" with airing cupboard with hot water cylinder with immersion heater, step up to a raised laminate wood floor, full wall tiling, tiled bath, wash basin, bidet, toilet, gable window, glass panel shower closet and five recessed ceiling lights.

Integral Car Garage

19' 9" x 11' 9" with concrete floor, up and over fibre glass car door entrance, single door entrance from the utility room, two side windows in upvc double glazing, centre ceiling light and wall mounted electric trip switches.

Multi Purpose Building

45' x 28' steel portal frame with concrete floor, olive green insulated composite steel sheet panelled roof and side cladding, double sliding doors to both one gable and one side and single door to the other gable. The building has mains electricity and water supply metered from the bungalow as combined supplies.

Outside

The site is blessed with lawns with hedges, flower borders and fruit trees bordering the meadow. The meadow has a Fylde Water Board pipe and manhole running through one end and a public footpath running south west to north east but well away from the privacy of the rear garden.

Services

Mains water, mains electricity, septic tank drainage, oil fired central heating and upvc double glazing throughout.

Lounge



Kitchen



Hall



Utility



Side Garden and Multipurpose Shed



Rear Garden



Bedroom 1



Bedroom 2



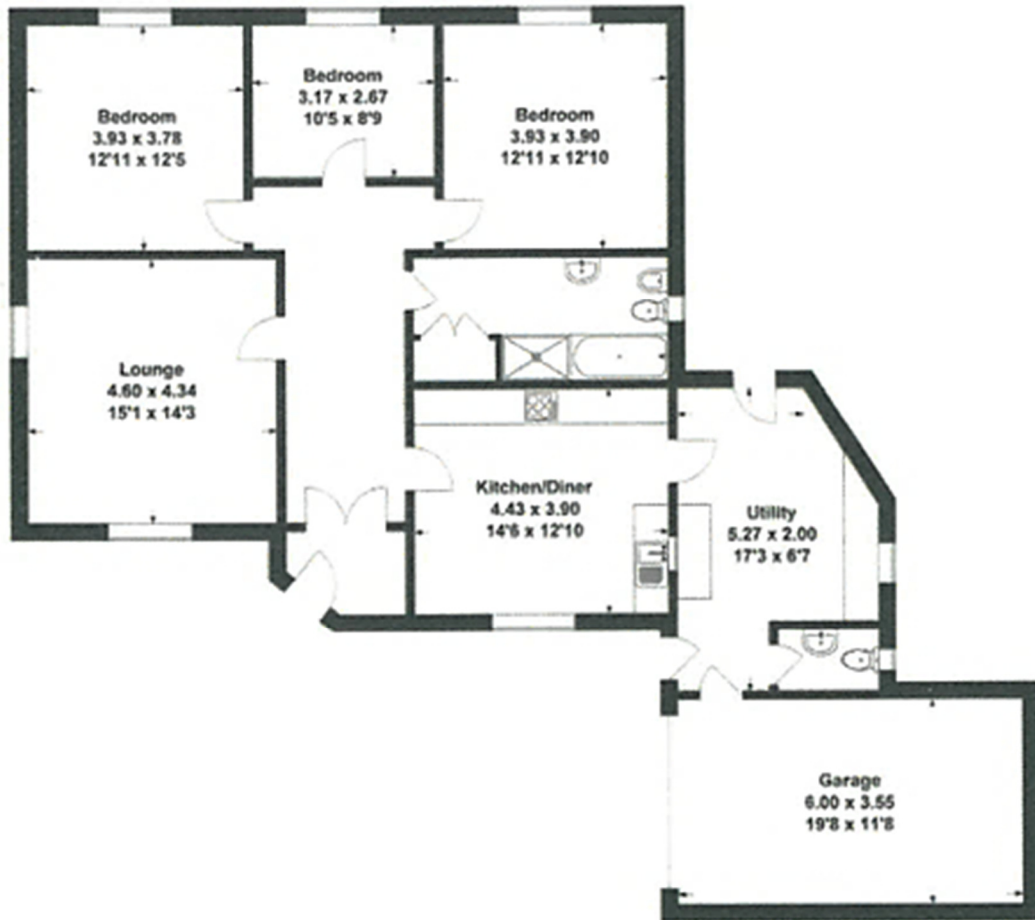
Bedroom 3



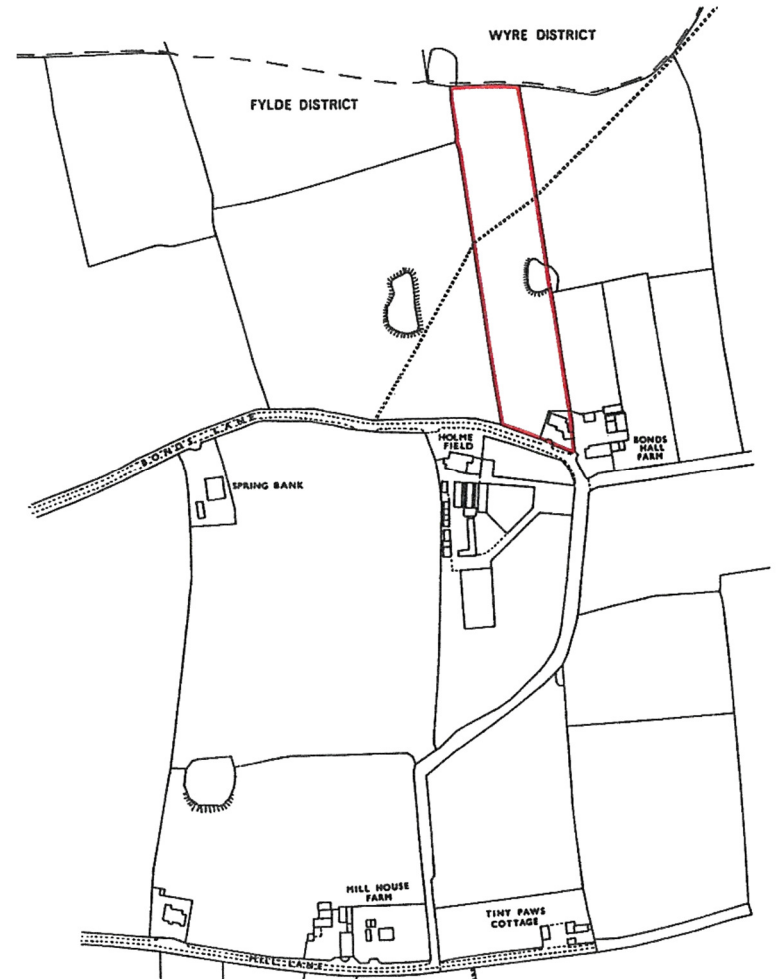
Bathroom



Floor Plan



Land Registry Plan









Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

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.



Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH