

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

THE PIGGERY, INSKIP

PRICE REDUCED To: £970,000 Region



Council Tax Band: ***

Tenure: Freehold

Energy Performance Certificate Band: C

THE PIGGERY, PRESTON ROAD, INSKIP, PR4 0YW

A truly unique and exclusive new build home, located in a small Hamlet of four properties. The piggery is a detached four bedroom home with a contemporary finish. Immaculate throughout, turn key ready and offered chain free. The accommodation briefly comprises: - Entrance hallway, lounge, dining room/games room, living/dining/kitchen, four bedrooms (three en-suite) and a Jack and Jill bathroom suite. Outside is an inner courtyard accessed from most of the living accommodation. Enclosed rear yard, lawns to the front and side, double detached garage and ample off road parking. Approximately 3100 square feet and must be viewed to fully appreciate this extra special home.

VIEWING: By prior appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising: The property has under floor heating throughout.

Entrance Hallway:

16'5 x 15'3 (5.00m x 4.65m) Feature reclaim redbrick archway with double entrance door and double glazed windows to each side. Full height ceiling with feature beams. Double glazed patio doors enter onto the inner paved courtyard. Central ceiling light, travertine tiled flooring, brushed chrome sockets, light switches and smoke alarm. Wall mounted underfloor heating thermostat control, Double doors entering into the lounge and double doors leading into the 2nd Reception Room/Media/Games Room.

Lounge:

28'3 x 17'7 (8.61m x 5.36m) Three large double glazed windows to the front. Inset ceiling spotlights and television point. Brushed chrome sockets and light switches. Wall mounted central heating thermostat control. Built in cupboard housing the underfloor heating manifolds. Door leading into the Hallway, double doors leading into the Dining Kitchen.

2nd Reception Room/Media/Games Room:

27'1 x 17'7 (8.26m x 5.36m) Three large double glazed windows. Inset ceiling spotlights and central ceiling light point, Dark Grey marble effect travertine tiled floor, brushed chrome sockets and light switches and television point. Wall mounted underfloor heating control, built in cupboard housing the underfloor heating manifolds.

Living/Dining/Kitchen:

30'9 x 13' (9.37m x 3.96m) Having a range of wall and base units (Navy Blue and Grey) with underlighting and contrasting "Quartz" work surfaces. Integrated "Siemens" combination microwave, oven, "Siemens" induction hob with extractor fan above. "Siemens" dishwasher and 50/50 fridge/freezer. Pantry cupboard and deep drawers. Island unit with further base cupboards for storage and wine fridge. "Franke" one and a half bowl stainless steel sink unit with mixer tap. Integrated bin storage, inset ceiling spotlights, travertine tiled flooring, brushed chrome sockets, light switches and smoke alarm. Three double glazed windows to the side and double glazed sliding door providing access to the double garage and driveway. Door into Hallway. Loft access.

Inner Hallway:

5 x double glazed windows, grey travertine tiled flooring, inset ceiling spotlights, underfloor heating thermostat control and smoke alarm. Brushed chrome sockets and light switches.

Bedroom 1:

19'2 x 13'1 (5.84m x 3.99m) Double glazed window to the side, inset ceiling spotlights, brushed chrome sockets and light switches. Wall mounted central heating thermostat control. Loft access.

Jack & Jill Bathroom:

12'1 x 8'8 (3.68m x 2.64m) Four piece bathroom suite comprising:- Low flush wc, vanity sink unit, free standing bath and a tiled walk-in shower. Part tiled walls and fully tiled floor, inset ceiling spotlights, double glazed frosted window to the side, chrome heated towel rail, extractor fan.

Bedroom 2:

15'5 x 13'3 (4.70m x 4.04m) Internal double glazed window onto Hallway and double glazed window to the rear. Central heating thermostat control, brushed chrome sockets and light switches.

En-Suite:

5'9 x 4'8 (1.75m x 1.45m) Three piece with suite comprising:- Low flush wc, vanity with mirror over sink unit and a walk-in shower with two heads and glazed surround. Part tiled walls, inset ceiling spotlights, frosted double glazed window. Chrome heated towel rail, wall mounted mirrored cabinet with light, over extractor fan. Loft access.

Bedroom 3:

15'5 x 14'6 (4.70m x 4.42m) Internal double glazed window onto Hallway and double glazed window to the rear. Inset ceiling spotlights, brushed chrome sockets and light switches, television point.

En-Suite:

5'8 x 5'5 (1.73m x 1.65m) Three piece with suite comprising:- Low flush wc, vanity sink unit and a walk-in shower glazed surround. Part tiled walls, inset ceiling spotlights, frosted double glazed window. Chrome heated towel rail, wall mounted mirrored cabinet with light, extractor fan and loft access.

Bedroom 4:

15'5 x 13'8 (4.70m x 4.19m) Internal double glazed window to the Hallway and double glazed window to the rear. Inset ceiling spotlights, brushed chrome sockets and light switches, television point.

En-Suite:

5'9 x 5'3 (1.75m x 1.60m) Three piece with suite comprising:- Low flush wc, vanity sink unit and a walk-in shower with two heads and glazed surround. Part tiled walls, inset ceiling spotlights, frosted double glazed window. Chrome heated towel rail, wall mounted mirrored cabinet with light, extractor fan. Loft access.

Outside:

Inner Courtyard:

The external layout of the property has several areas to dine, relax and entertain. The inner Courtyard / Atrium is really a jewel in the crown. It provides an effective way to connect the house to the outdoors and equally provides the extra natural light into this very special home. It can act as a mini-garden, enhancing the aesthetics while also providing a space for relaxation and natural ventilation, perfect for a hot tub and reclining chairs.

Rear Courtyard Terrace:

To the rear of the house is a fully paved terrace with power, light and water supply. Enclosed with timber fencing and shrubs for extra privacy.

Lawned Areas:

To the front is a spacious lawn enclosed within a decorative brick wall and contrasting wrought iron railings. Paved pathway leads up to the impressive double entrance doors. Steps to the side leading to the driveway, double garage and further lawned area.

Double Garage & Driveway:

Brick built **Double Garage** 22'3 x 18'5 (6.78m x 5.61m) with electric up and over doors, having light and power installed and a personnel door. Gas meter on the outside wall. The driveway sweeps around the front of the house to the garage providing ample off road parking for multiple vehicles. Wall mounted boiler, water tank and pressurized system tanks for the power showers. Electric consumer unit. Power and light switches.

Utilities:

Mains Water, Electricity. LPG Gas Tank and Sewage Water Treatment Plant.

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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



DRAFT





Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rturner.co.uk



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.