

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

LASKILL BARN

PRICE: £625,000 Region



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band: D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rturner.co.uk W: www.rturner.co.uk

Laskill Barn, Back Lane, Wennington, LA2 8NZ

A lovely 4 bedroomed semi-detached barn conversion residence boasting a spacious dining kitchen extension with fabulous front garden aspect together with incorporating : reception rooms, separate utility, cloakroom, master bed en-suite, integral garage, ([with planning permission for conversion into further living accommodation](#)), good sized gardens, ample private forecourt parking and the benefit of a new roof with building regulation loft insulation.

Situated in an idyllic open countryside location backing onto a small number of equally prestigious former farmstead conversion properties yet conveniently within only 12 miles of Lancaster and the M6.

“B4RN” Hyperfast Broadband connected.

Bentham 2 miles, Hornby 5 Miles, Kirkby Lonsdale 7 miles approx.

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

Accommodation Comprising: (Feature oak board and batten doors, full sealed unit double glazing and oil fired central heating throughout).

Ground Floor:

Dining Kitchen:

41' x 12'2 max overall (12.50m x 3.71m max overall) Bespoke modern fitted painted cupboards and units incorporating electric dual control **Aga oven range** with extractor hood, porcelain sink, integrated “Neff” fridge, “Neff” dish washer, work island and granite work surfaces. Full width Bi-fold doors overlooking front patio garden. Tiled flooring, 3 x Velux roof windows, open feature staircase, smoke alarm, down lighting, rise and fall down light to dining area, back door.

Annex Pantry:

6'6 x 5'10 (1.98m x 1.78m) Fitted shelves, centre light

Lounge:

20'3 x 11'11 (6.17m x 3.63m) Fireplace housing multi-fuel stove, feature “Ted Todd” solid wood flooring, 2 x centre lights, radiator, TV point. **Open plan to:-**

Snug/Library:

12'11 x 8'9 (3.94m x 2.67m) Feature exposed ceiling joists, feature “Ted Todd” wood flooring, centre light, radiator.

Utility Room:

9'8 x 8'1 max (2.95m x 2.46m) Tiled floor, cloaks rail, centre light, radiator, outside door.

Cloakroom:

6' x 4'5 (1.83m x 1.35m) Low flush WC and wash hand basin, tongue and groove dado, centre light, cupboard housing electric meter and central heating pump etc.

Utility Cupboard:

Plumbed for auto washer and housing borehole water filtration system.

Integral Garage:

19'4 x 9'10 overall (5.89m x 3.00m overall) Up and over door, divided into 2 areas and having light and power installed.

First Floor:

Landing:

9'5 x 7'2 min (2.87m x 2.18m min) Airing/cylinder cupboard with immersion heater (pressurized hot water system), 2 x centre lights, radiator, smoke alarm.

Loft hatch to partly boarded storage loft with 400 mm insulation.

Main Bedroom 1:

15'7 x 11'10 (4.75m x 3.61m) Centre light. **En-Suite Shower Room:** 10'4 x 4'4 (3.15m x 1.32m) Comprising tiled corner shower cubicle, low flush WC and pedestal wash basin vanity unit, tongue and groove dado, "Karndean" flooring, down lighting, auto extractor fan.

Dressing Room / Bedroom 4:

10'1 x 6'9 Plus recess 4' x 3'3 (1.22m x 0.99m).(3.07m x 2.06m) Centre light, radiator.

Bedroom 2:

16' x 10'2 (4.88m x 3.10m) Centre light, radiator.

Bedroom 3:

10'4 x 9'10 (3.15m x 3.00m) Centre light, radiator.

House Bathroom:

7'2 x 5'10 (2.18m x 1.78m) 3 piece bath suite incorporating free standing 'Burlington' twin ended roll top bath, low flush WC and pedestal wash hand basin, mainly tiled walls, tiled flooring, down lighting, radiator.

Outside:

Front / Westerly Side:

Shared initial driveway leading to private gated entrance; Generous graveled forecourt parking and turning area; Good sized mainly lawned garden incorporating mature trees, flower/shrub borders and decking seating area, part hedge boundary, oil central heating tank; vegetable garden area with greenhouse and timber shed.

Second lawned garden area with mature hedge boundary, lovely paved patio and terraced rockery garden areas with feature small fishpond and seating area perfectly positioned to exploit evening sun sets. ***N/B. Insitu wood fired Hot Tub available by separate negotiation.***

Rear:

Pathway to back door; outside central heating boiler, log bunkers, outside water tap.

Utilities:

Private borehole water supply, mains electricity. Drainage into a new shared compliant sewage treatment plant.

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.

Planning: To view full details go to: <https://publicaccess.cravenc.gov.uk/online-applications/> add planning no: **ZA23/24934/CPL** into key words and search.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, LA2 7HF. Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

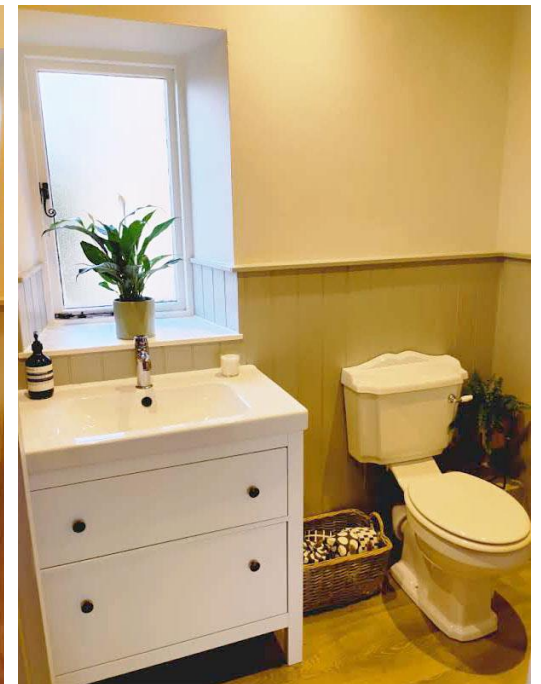
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.







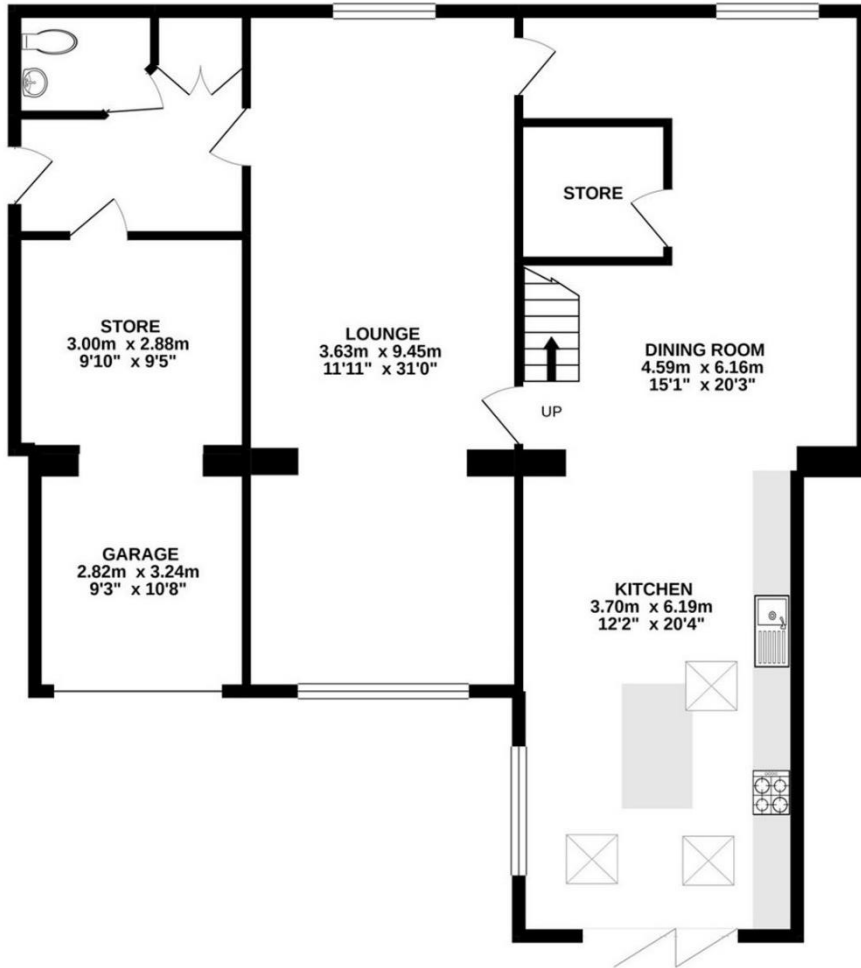




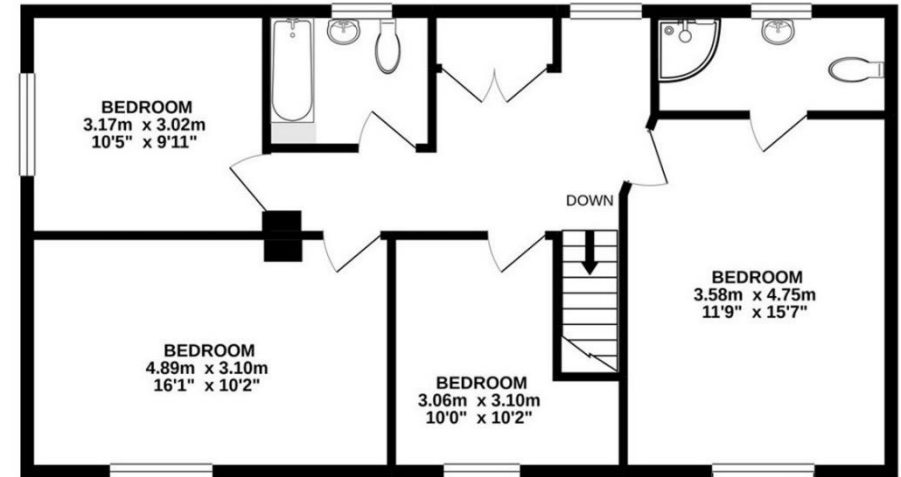


FLOOR PLANS

GROUND FLOOR



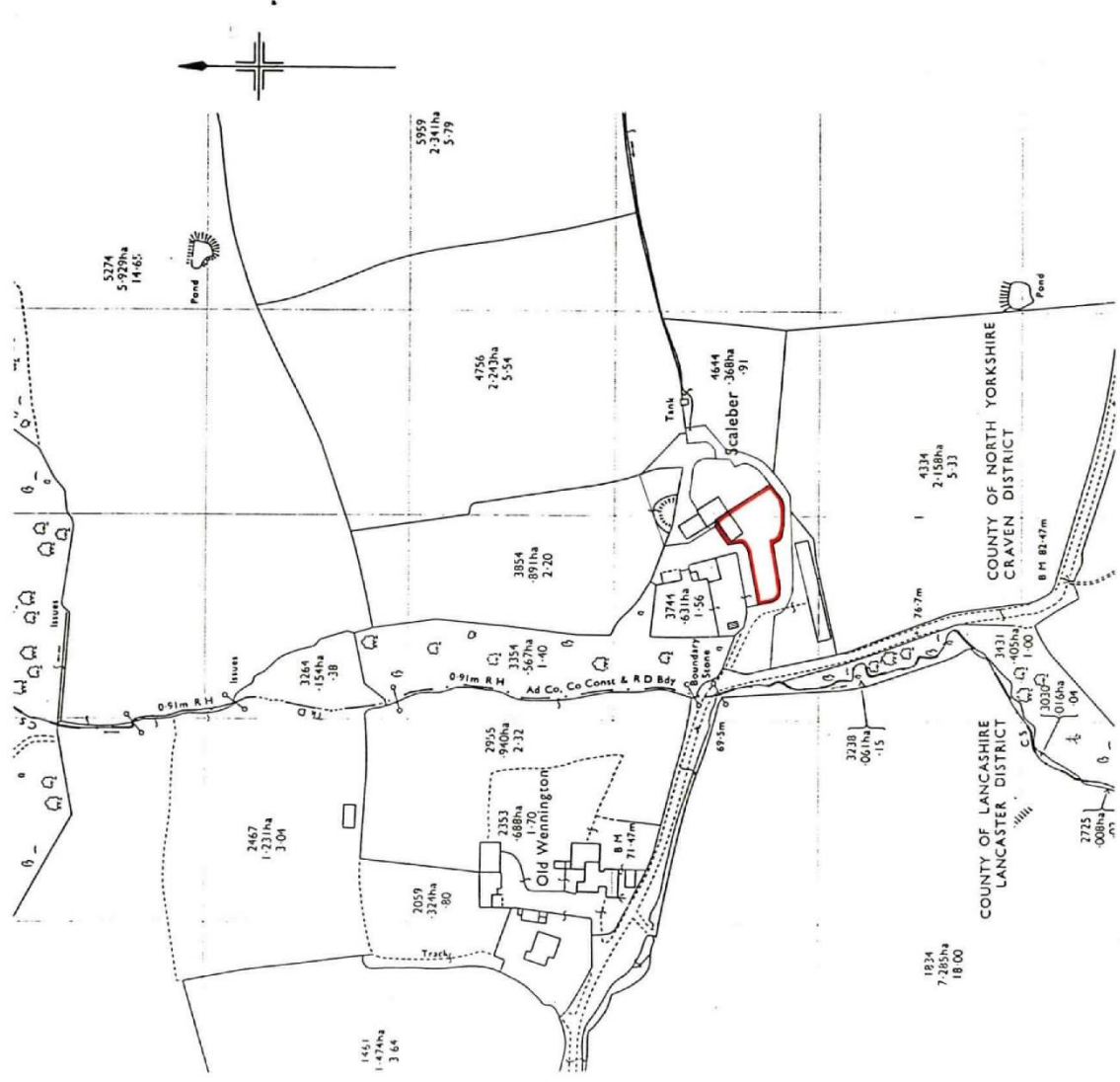
1ST FLOOR



Energy performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D	65	74	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

H.M. LAND REGISTRY		TITLE NUMBER	
ORDNANCE SURVEY PLAN REFERENCE		NYK 57822	
COUNTY		Scale 1/2500	
DISTRICT		© Crown copyright	





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