

DRAFT



## BUSH HOUSE

Conder Green, Near Glasson Dock, Lancaster, LA2 0BG

**Detached 3 Bed House in Lovely Estuary Location**

**Price: £ 350,000 Region**

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

A charming 19<sup>th</sup> Century traditional stone built detached cottage with extension potential enjoying 3 double bedrooms, fitted kitchen, 2 bathrooms, cloakroom, conservatory, good sized garden, private parking, oil fired central heating, double glazing and useful outbuildings/studio and office, situated in an idyllic peaceful rural location close to the Conder Green Estuary, perfect for home working, Bed and Breakfast and Holiday use. Two Pubs within brief walking distance and Glasson Dock/Marina within 1 mile.

Council Tax Band E

Energy Performance Certificate Band E

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

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## Accommodation Comprising:

### **Ground Floor:**

#### **Front Entrance Porch:**

6'9 x 4'10 (2.06m x 1.47m) Quarry tiled floor, UPVC mirror door, centre light.

#### **Open Plan Lounge Diner:**

22'2 x 14'9 max (6.76m x 4.50m max).. Fireplace housing multi-fuel stove, covered beam, quarry tiled floor, 2 x centre lights, 2 x radiators. Sliding patio doors to:-

#### **Hardwood Conservatory:**

14'5 x 9'8 (4.39m x 2.95m) Double glazed panels, quarry tiled floor, radiator.

#### **Kitchen:**

11'11 x 9'1 (3.63m x 2.77m) Fitted cupboards and units with stainless steel single drainer sink unit, built-in electric oven, ceramic hob with extractor hood, plumbed auto washer recess, upright fridge freezer standing area and work surfaces with tiled splashbacks. Quarry tiled floor, centre light fitting, radiator. UPVC back door.

#### **Boiler Room/Stairwell:**

10'5 x 9'2 max inc. stairs (3.18m x 2.79m max inc. stairs) Open staircase, quarry tiled floor, oil fired central heating boiler, centre light, co<sup>2</sup> alarm.

#### **WC:**

With wash basin and chrome heated towel ladder, quarry tiled floor, centre light, auto vent.

### **First Floor:**

#### **Landing:**

15'2 x 3'5 max (4.62m x 1.04m max) Halogen down lighting, centre light.

#### **Shower Room:**

8'5 x 5'5 min (2.57m x 1.65m min) **Plus Recess** 3'2 x 2'10 (0.97m x 0.86m) WC, king size shower cubicle and wash basin. 2 x electric chrome towel shelves, chrome tiled ladder, halogen down lighting, fully tiled walls, fitted vanity mirror.

#### **Bedroom 1:**

12'2 x 8'7 (3.71m x 2.62m) Centre light, radiator. Airing/cylinder cupboard with immersion heater.

**En-suite Shower Room:** 9' x 3'3 (2.74m x 0.99m) Tiled shower cubicle, WC, wash basin, halogen down lighting.

#### **Bedroom 2**

12' x 12' (3.66m x 3.66m) Centre light, radiator, low window sill.

#### **Bedroom 3**

11'11 x 9'4 (3.63m x 2.84m) Centre light, radiator, low window sill.



## Outside:

### **Front:**

Concreted non-slip patio area and private off road parking area.

### **South East Side:**

Ramp up to private car standing area; concreted path, electric car charging point. Central heating oil tank. Electric meter cupboard.

### **North West Side:**

Orchard/lawned garden area 65' x 50' approx (19.81m x 15.24m approx) incorporating mature trees (*housing new compliant Klargestep septic tank with soakaway – installed 7 years ago*).

### **Rear:**

Block/brick built **detached studio/workshop** 21'8 x 14'6 (6.60m x 4.42m) internal measurements under a tiled roof incorporating a wood burning stove and having light and power installed.

**Detached stone built, slate roofed office** 9'9 x 7'6 (2.97m x 2.29m) with quarry tiled floor, light and power installed.

Fuel bunker.

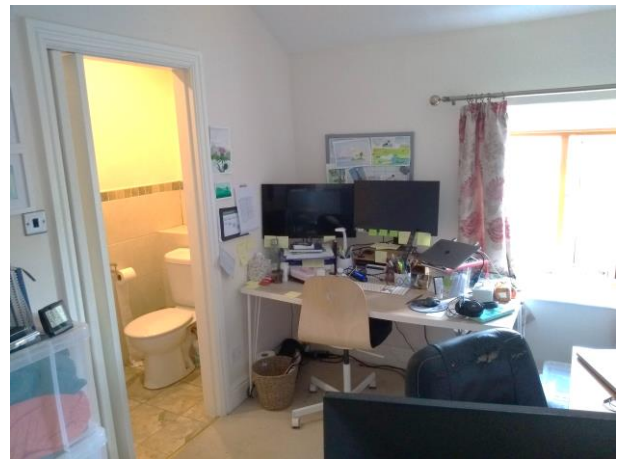
Concreted yard area 40' x 19' approx. (12.19m x 5.79m approx.).











**Services:**

Unmetered mains water, mains electricity, and private septic tank drainage.

**Tenure:**

Freehold with vacant possession upon completion.

**Solicitors:**

To be Confirmed

**Agents:**

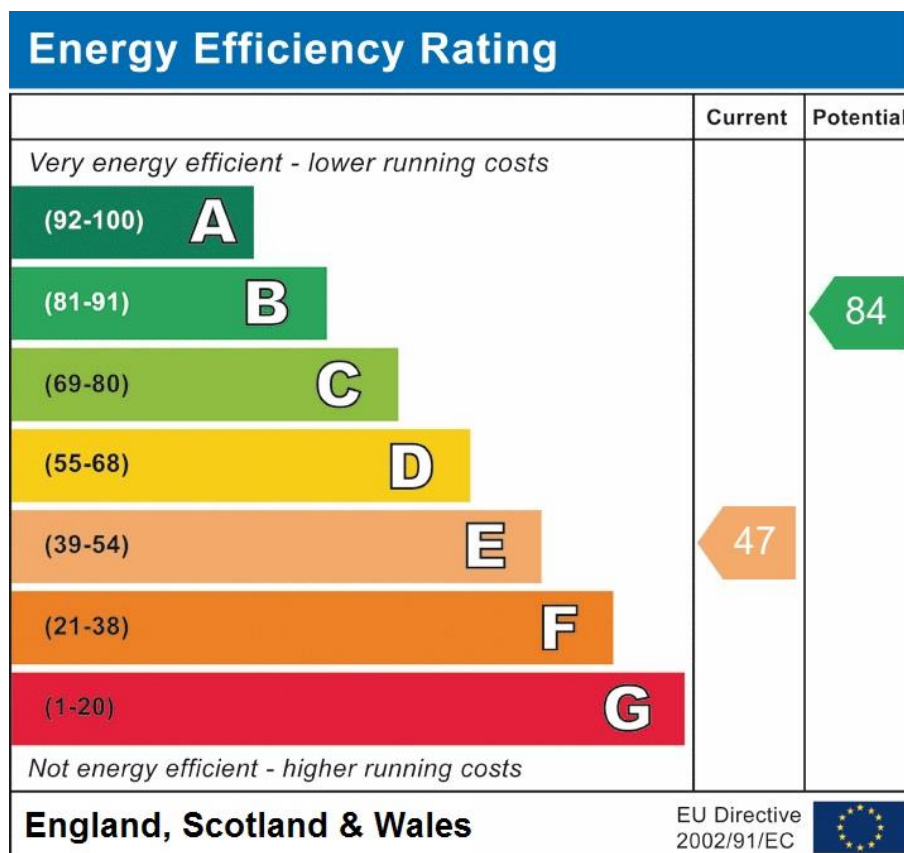
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

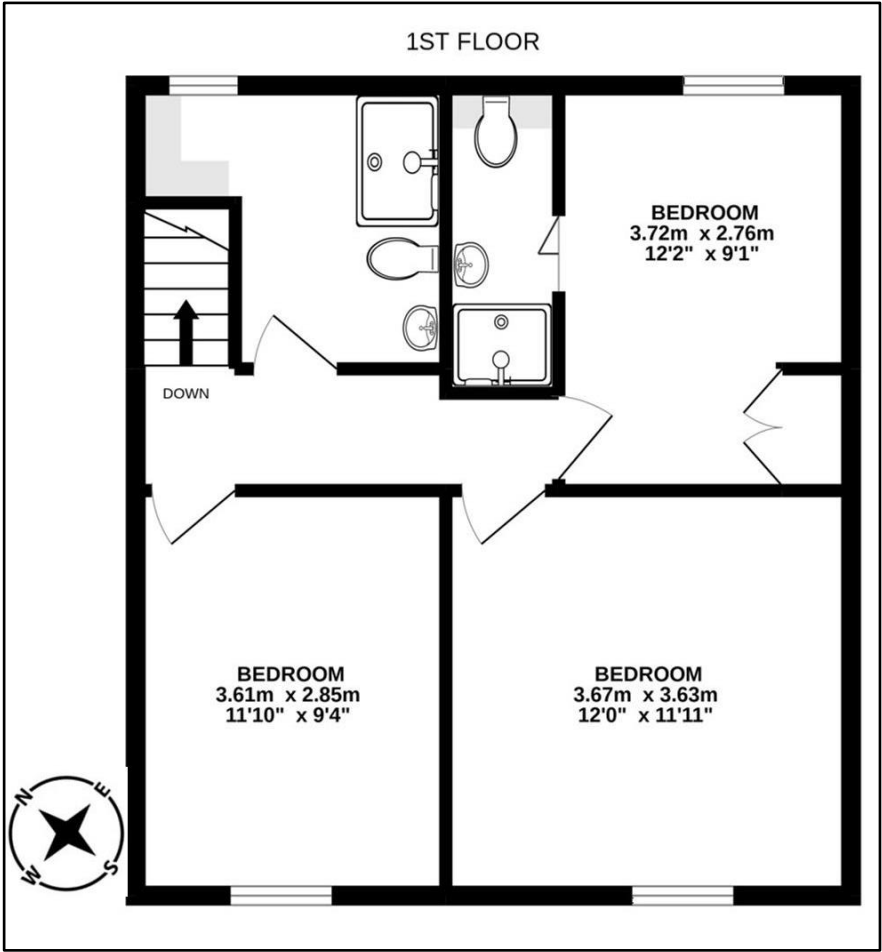
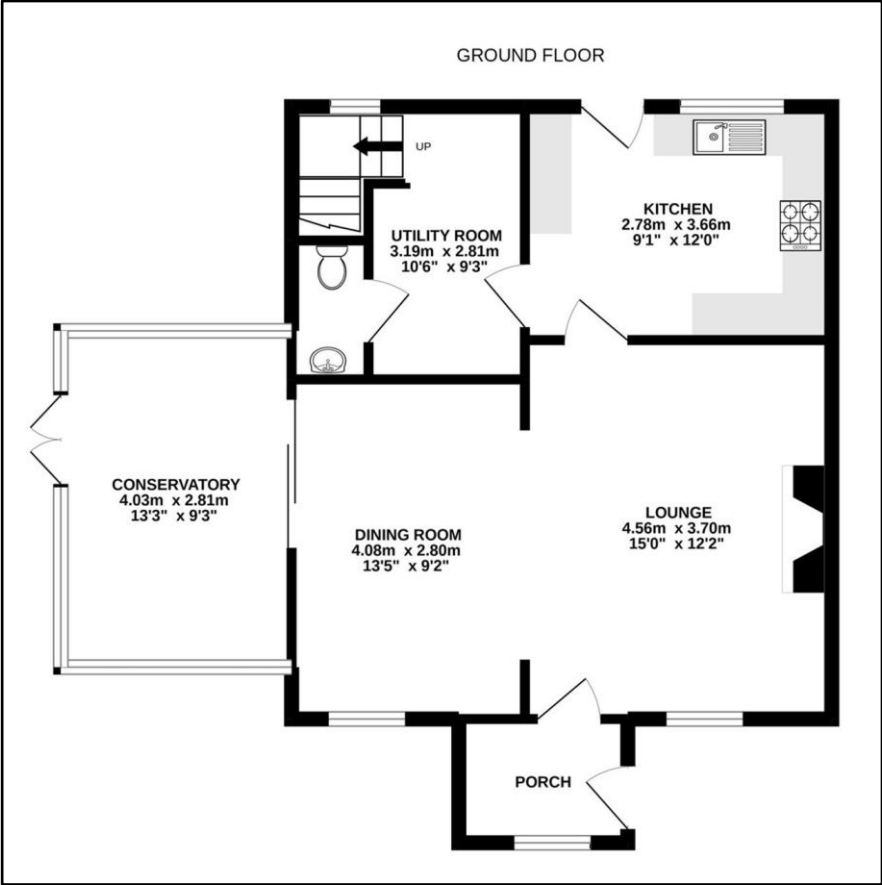
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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.**

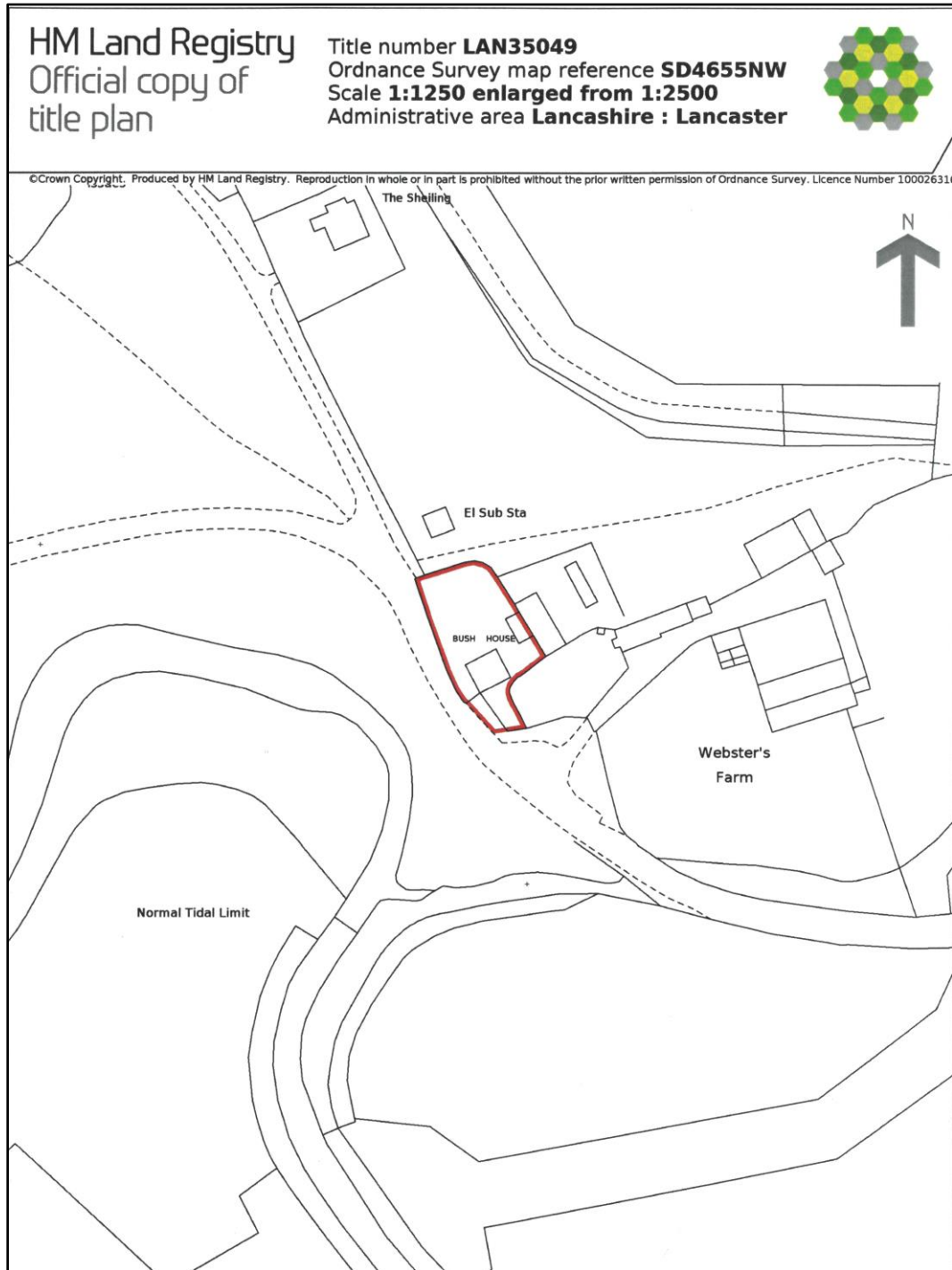
Energy Performance Certificate



Floor Plans



## Copy Title / Boundary Plan



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