

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## TARNSIDE

**REDUCED PRICE: Offers Over £1,000,000**



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

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# Tarnside, Dimples Lane, Garstang, Nr Preston, PR3 1UA

A stunning five bedroom period Georgian residence with a detached two bedroom cottage next door. Stunning views, 60ft barn and approximately 6 acres of land. With origins dating back to the early 19<sup>th</sup> century, Tarnside has been extended and sympathetically modernised to form a spacious and versatile family home with stunning views from all aspects over the substantial gardens and surrounding countryside. Occupying a generous plot with a mature boundary line, the property is rural and wonderfully private, but still within easy walking distance of Garstang's conveniences. This enviable family home blends stunning contemporary finishes with period features. **Equestrian/further development potential.**

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

## Accommodation Comprising:

### Ground Floor:

#### **Entrance Hallway:**

Tiled entrance hallway extending through to the inner hall and side entrance. Cast iron period style radiator, smoke detector. Original timber doors leading through to the Kitchen breakfast room and Lounge / Dining Room..

#### **Inner Hallway:**

9'11 x 8'1 (3.02m x 2.46m) Tiled floor, built in shelving into the alcove. Stairs leading to two of the five bedrooms. Cast iron period style radiator and smoke detector. Timber doors leading to the ground floor shower room and snug. A further staircase leads to the three other bedrooms and main house bathroom.

#### **Side Porch:**

Tiled floor, double glazed window, radiator and coat hooks.

#### **Lounge/Dining Room:**

25'0 x 13'1 (7.62m x 3.99m) Feature fireplace with inset 'Esse' multi fuel stove, slate hearth and wood mantle over. Wood shelving with under lighting to either side of the fireplace. Double glazed bay window and French doors leading out onto the patio. Two further double glazed windows to the front and side aspect. Solid wood flooring, two cast iron period style radiators, ceiling light and smoke detector. Television aerial point and four wall lights.

#### **Kitchen / Breakfast Room:**

23'1 x 11'7 (7.04m x 3.53m) Having a range of navy wall and base units incorporating a breakfast bar, with reclaimed wood front and under unit lighting. Honed quartz work surface and upstands. Integrated double oven / microwave, dish washer, wine fridge, induction hob with built in extractor. Available subject to offer or by separate negotiation are two 70/30 'Fisher & Paykel' fridge freezers. One and a half stainless steel sink with mixer tap over. Four double glazed windows with the original shutters, inset ceiling spotlights and three pendant lights above the breakfast bar, two vintage wall lights. Amtico flooring, cast iron period style radiator, smoke detector and display shelving with lighting below.

#### **Snug/2<sup>nd</sup> Reception:**

12'9 x 9'5 (3.89m x 2.87m) Two double glazed windows with fitted blinds, feature arched alcove, centre ceiling light and radiator.

#### **Ground Floor Shower Room:**

8'2 x 6'6 (2.49m x 1.98m) Three piece white suite comprising:- Low flush WC, vanity sink unit with storage below and walk in shower enclosure. Part tiled walls and tiled floor. Extractor fan, inset ceiling spotlights, chrome heated towel rail, concealed cupboard and a double glazed frosted window.

## **First Floor:**

### **Main Staircase:**

Double glazed arched window on the half landing, centre ceiling light. Main stairs leading to the principal bedroom, bedroom 2, bedroom 3 and the main house bathroom.

### **Landing:**

Built in book case.

### **Main Bedroom 1:**

13'1 x 10'11 (3.99m x 3.33m) Double glazed bay window with stunning views over the garden and land. Centre ceiling light and a radiator. Door leading through to a dressing area/walk in wardrobe. (Plumbing exists under dressing room if an ensuite shower room is preferred).

### **Bedroom 2:**

13'1 x 11'11 (3.99m x 3.63m) Double glazed windows to the front and side. Centre ceiling light and a radiator.

### **Bedroom 3:**

12'1 x 9'9 (3.68m x 2.97m) Double glazed window to the rear. Centre ceiling light, radiator.

### **Stairs leading to two bedrooms:**

Stairs with double glazed arched window at the top and a central ceiling light.

### **Bedroom 4:**

12'8 x 12'8 (3.86m x 3.86m) Double glazed window to the front, over stairs storage cupboard, centre ceiling light and a radiator.

### **Bedroom 5:**

12'10 x 12'2 (3.91m x 3.71m) Double glazed window to the rear, over stairs storage cupboard, centre ceiling light and a radiator.

### **Main House Bathroom:**

9'10 x 7'11 (3.00m x 2.41m) Four piece white suite comprising:- Low flush WC, vanity sink unit with storage below, walk in shower enclosure and a double ended panelled bath with central taps and a separate shower attachment. Part tiled walls, double glazed window to the rear, wood effect tiled floor and a chrome heated towel rail. Inset spotlights, extractor fan and a wall mounted, illuminated mirror.

### **Basement Cellars:**

Original stone steps lead down to the cellar, this is currently divided into three areas.

### **Cellar Room 1:**

13'0 x 10'1 (3.96m x 3.07m) The first area is the full width of the cellar and has shelving providing storage, electricity meter and consumer unit.

### **Cellar Room 2:**

12'2 x 11'3 (3.71m x 3.43m) The second area has plumbing for a washing machine and a sink. Original stone slab.

### **Cellar Room 3:**

At the far side is an area used as a gym/storage area this also houses the central heating system and pressurised water tank. Glazed window to the side and centre ceiling light.

### **Detached Annexe: (formerly known as 'The Cowshed')**

This brick built detached annexe was fully converted into self-contained accommodation just over a year ago. Having an open plan Living/Dining/Kitchen and a ground floor shower room. To the first floor are two double bedrooms and a separate WC. Ideal as a holiday let, home office or perfect for dependent relatives.

### **Ground Floor:**

#### **Living/Dining/Kitchen:**

22'10 x 15'0 (6.96m x 4.57m) The open plan area has a range of wall and base units with contrasting work surfaces. Integrated oven and ceramic hob with extractor above. Space for dish washer and a stainless steel sink with mixer tap. Three double glazed windows, oak flooring and wall lights. Feature beams to the ceiling, inset spotlights, smoke detector and under stairs storage. Door leading through to the ground floor shower room.

#### **Ground Floor Shower Room:**

8'4 x 6'10 (2.54m x 2.08m) Three piece suite comprising:- Low flush WC, vanity sink unit with storage below and a walk in shower enclosure. Part tiled walls, wood effect tiled floor. Extractor fan, double glazed window, wall mounted illuminated mirror. Chrome heated towel rail and inset ceiling spotlights.

### **First Floor:**

#### **Landing:**

Separate WC with wash hand basin and wood effect vinyl floor. Centre ceiling light and extractor fan.

#### **Bedroom 1:**

15'0 x 11'4 (4.57m x 3.45m) Double glazed window to the side, wall mounted electric heater, centre ceiling light and fitted wardrobes. Two wall lights and a smoke detector.

#### **Bedroom 2:**

15'1 x 7'8 (4.60m x 2.34m) Two Velux windows (one being a fire escape), centre ceiling light and a wall mounted electric heater.

### **Outside:**

To the side of the property is a door leading into the utility/storage room, with power and plumbing for a washing machine.

#### **Land:**

The land is approximately 6 acres and surrounds the property. Ideal for equestrian use or livestock.

#### **Barn:**

Situated in the rear field. Detached barn (of 168 sq m) with power and light, ideal for livestock or equestrian facilities (*subject to relevant Planning Permission*).

#### **Gardens:**

The property stands in mature well stocked gardens, which extend to around half an acre with a good degree of privacy. There is a wildlife pond area, patio/seating area with stunning views and steps leading down to a lawned garden. To the side of the house is a vegetable plot with raised beds and several different types of mature fruit bushes.

**Parking:**

Off road parking for several vehicles.

**Utilities:**

Water

Electricity

Sewerage

**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.**

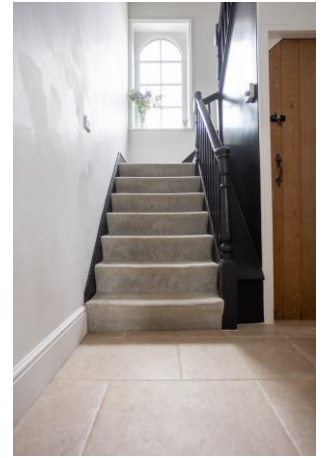
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

***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.***















## Title Plan



## Works Completed within the Last 2 Years:-

- Completely stripped back all internal walls, insulated and re-plastered.
- Fully re-wired.
- Fully re-plumbed including new heating system and two bathroom suites.
- New double glazed windows and composite doors throughout.
- Newly fitted 'Esse' multi-fuel stove.
- Newly fitted Kitchen.
- New flooring and full re-decoration.
- New outdoor patio and landscaped gardens including fruit trees and soft fruit bushes.
- Full conversion of 'The Cowshed' to a two bedroom Detached Annexe
- Sewage treatment plant to replace old brick septic tank.



FLOOR PLANS

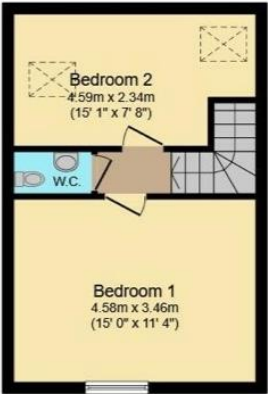
ENERGY PERFORMANCE CERTIFICATE



Outbuilding/ Barn



Annexe Ground Floor



Annexe First Floor



Cellar



Ground Floor

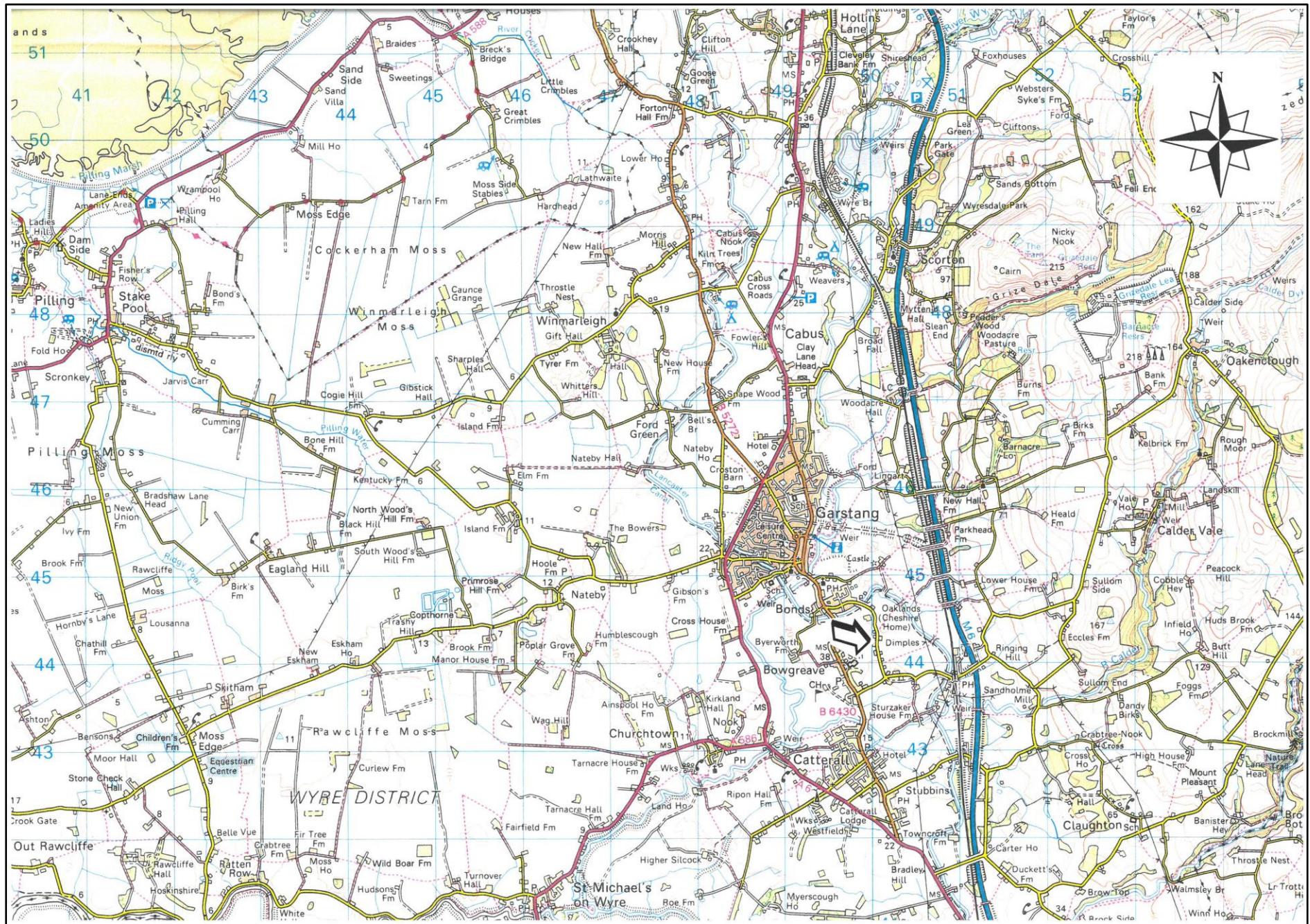


First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



## Location Plan







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