



**Lower Greystoneley Farm  
Leagram, Chipping, Preston**

**PR3 2QS**

**£1,220,000**

**42.5 acres**

A desirable smallholding with a substantial 5 bedroom family home, modern livestock building and 42.5 acres. A fantastic opportunity for the lifestyle buyer or small holder to purchase a family home and facilities in a peaceful and rural location. With great prospect for enhancement the property is a must see to appreciate what it has to offer.

Viewing appointments only through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

Lower Greystoneley was built in 1987 by its current owners from traditional stone and slate roof shown on the attached plan edged blue. The detached home offers 5 bedrooms and generous living accommodation with open plan kitchen diner, front and rear porch with utility and office areas. The property has a large garden area to the rear including summer house with decking, patio area, ample car parking to the front, mature orchard to the side and woodland plantation extending beyond the rear garden. Adjoining the garden and rear of the farmhouse is a generous sized farmyard and 4 bay livestock building constructed from timber by Farmplus building fabrications with fibre cement roof sheets. There is also 42.5 acres of grassland meadow and paddocks surrounding the house and buildings shown on the attached plan edged red.



## Farmhouse

A 5 bedroom detached residence constructed from stone with slate roof comprises internally as follows.

### Kitchen/Diner (7.22m x 3.26m)

A large functional room to the rear of the property having fitted wall and base units and peninsular/breakfast bar. The kitchen has spotlights to the ceiling, tiled floor, wood worksurfaces and ceramic tiled splash backs, induction 4 plate cooking hobs, double electric oven and electric extractor fan over the cooker. The room has a 3 pane window overlooking the rear garden area and a stainless steel single drainer sink and mixer tap under the window. The kitchen extends in to a dining area with panel radiators to both ends. The kitchen is plumbed for washing machine under the units.



**Living Room (4.87m x 4.53m)**

Located to the south west gable of the property the room has an adjoining snug/patio room to the rear. Accessed off the hall the room features a large alcove fireplace and stone flagged hearth with 12kw log burner incorporating back boiler. The room has a large single pane window to the front drive and garden area also with windows to the side. A centre light fitting, TV point and 3 double electric sockets are available.



### **Snug/Patio Room (3.59m x 2.35m)**

Arched doorway to the rear of the property providing access to the stone flagged patio area via a sliding glazed patio door. The room has its own panel radiator, centre light fitting and double electric socket.

### **Hallway**

Large hallway and entrance vestibule to the front porch with access to stairway and downstairs wc/shower room. With timber floorboards, centre light fitting, understairs cupboard and panel radiator.

### **Front Porch**

Stone flagged porch to the front of the property and car parking area. Exposed stone walls, centre light fitting and full length panel window with glazed pvc wood effect door and frames.

### **WC & Shower**

A fully tiled wet room with access from the hallway and office. The room provides a Triton electric shower and cubicle, low flush wc and basin to the wall. The room has an extractor unit and electric heater.

### **Office (4.05m x 3.75m)**

Located to the right hand gable of the farmhouse is a large open room with a bay fronted doorway over the car parking area. The room currently used as an office could also have other uses if desired containing 2 double electric sockets, TV point, phone point and panel radiator.



### **Utility & Rear Porch (4.82m x 3.75m)**

The utility room positioned at the rear of the property has a concrete floor, houses the electric fuse box, solar panel distribution box has several electric socket points, centre light fitting and access via a leanto porch to the rear of the property and garden area.

## First Floor

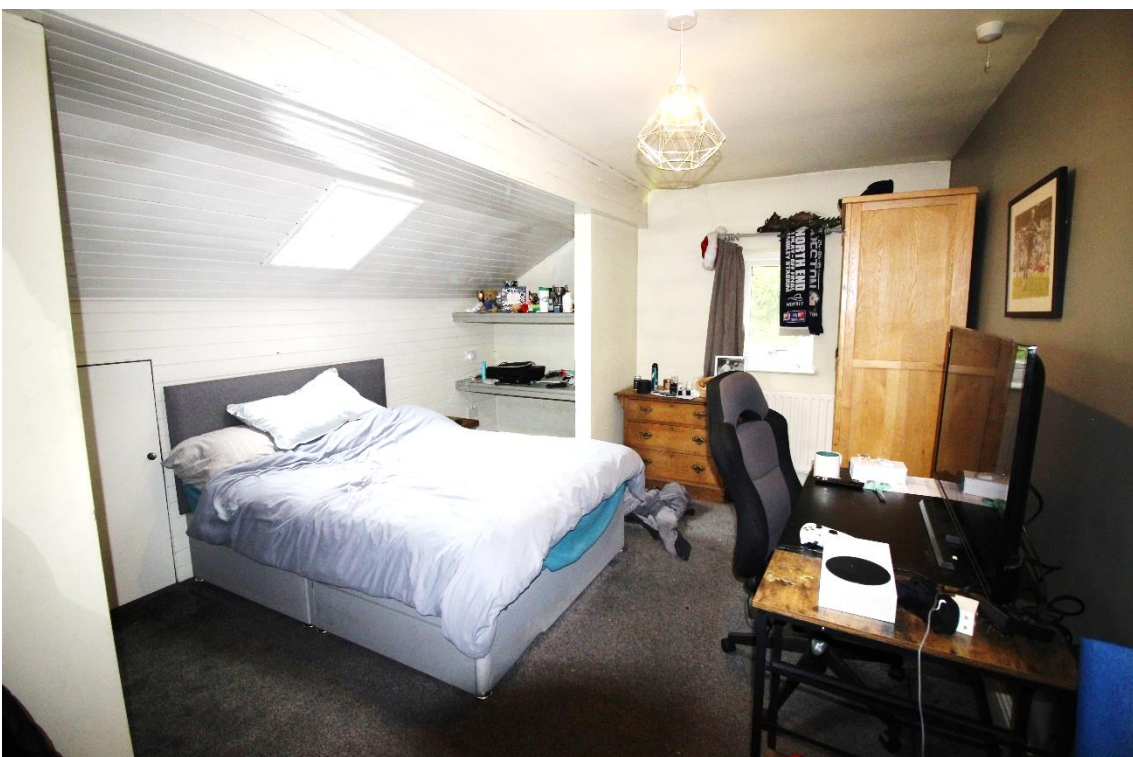
### Master Bedroom (4.71m x 3.14m)

A large double room with 3 bay window to the front and single to the side providing ample lighting. The room is carpeted with centre light fitting, panel radiator under window, 2 double electric sockets and tv point.



### Bedroom 2 (4.71m x 3.57m)

A double room located to the front of the property with under eaves storage, velux window, centre light fitting, panel radiator, 3 double sockets and TV point.



**Bedroom 3 (3.71m x 3.37m)**

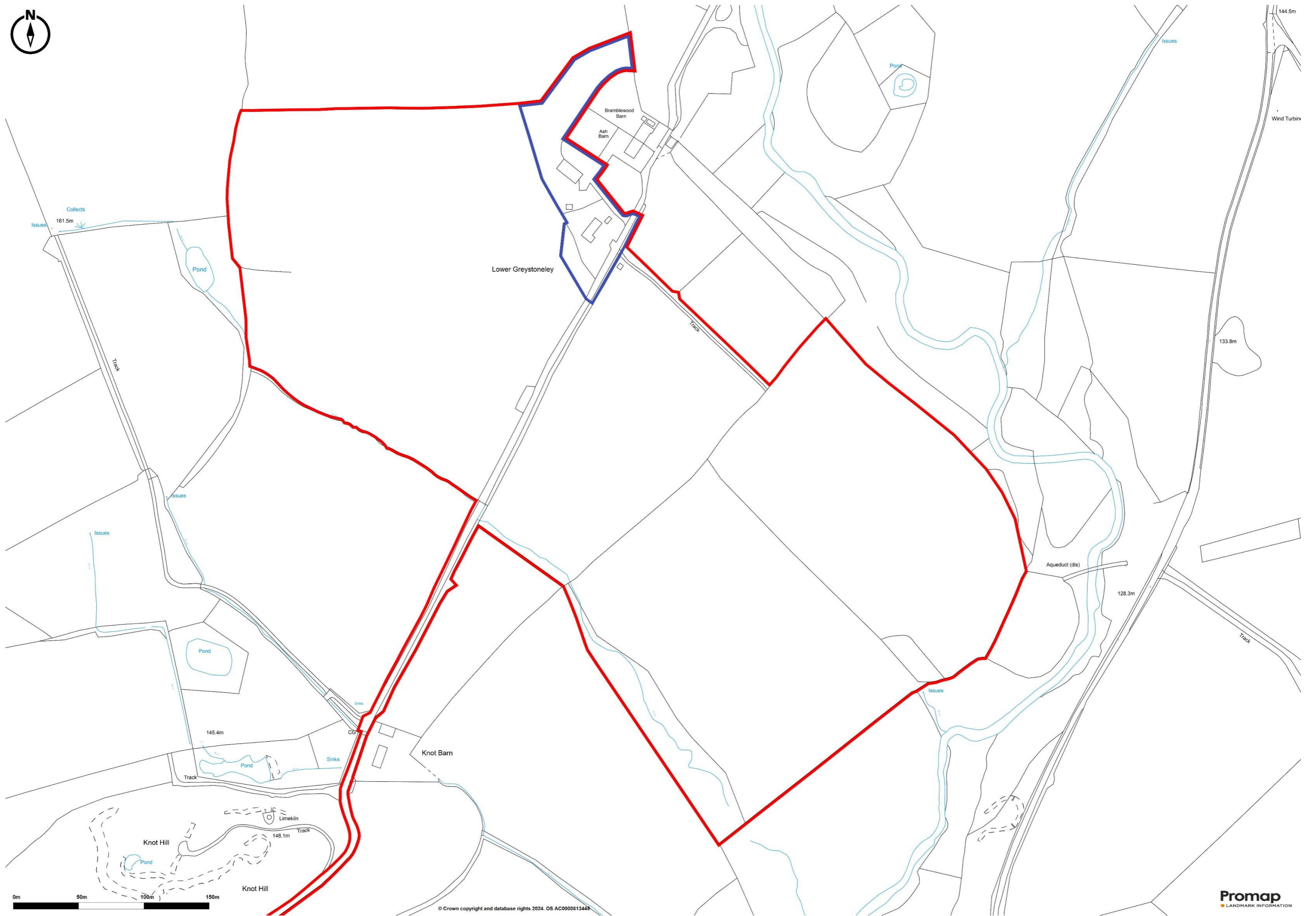
A double room to the rear of the property with 3 bay window and panel radiator under, centre light fitting, 2 double electric sockets and TV point.



**Bedroom 4 (4.84m x 2.84m)**

A double room with windows to the back and side, panel radiator, 2 double sockets, centre light fitting and TV point.





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**Bedroom 5 (3.91m x 2.69m)**

A double room to the front of the property, 3 bay window, 1 single window to the side, panel radiator, 2 double electric sockets and TV point.



**Family Bathroom (2.75m x 2.75m)**

A large 4 piece bathroom including corner bath and wood panel surround, low flush wc, pedestal wash basin and shower cubicle with New Wave electric shower. The room has semi tiled walls to the lower half and a fully tiled floor. A panel radiator, window to the rear and centre light fitting.



**Landing**

Access off the staircase to all rooms including airing cupboard, storage cupboard and loft access.

### Externally

The farmhouse is positioned within a 2 acre boundary to include a large garden area encompassing the residence. To the front from the access track is a gated driveway on to a concrete parking area where both front doors can be found. To the side is a large lawned orchard and seating area with mature shrubs and borders. To the rear is a raised timber built summer house and decked area with water and electric service provisions. Further to the immediate garden is a woodland area providing a tranquil and habitat/wildlife rich area.



### Buildings & Yard

To the rear of the residence is a concrete yard area with separate vehicular access and 4 bay 60' x 30' livestock building. The building is timber construction open fronted manufactured by Farmplus with corrugated tin roof sheets and overhang to the front. The building is currently used to hold livestock and a small workshop to one end bay. There is a water supply and mains electric supply to the buildings. The building and yard area would prove useful for numerous other purposes.





**Services**

Borehole water supply – Lower Greystonely has the benefit of its own private borehole facility. There are rights in place to supply a separate metered water supply to 3 neighbouring properties, Knott Hill Barn, Ash Barn and Brambles Barn.

Mains electricity, oil fired central heating, septic tank drainage.

Solar Panels located on the south facing roof elevation with a feed in tariff over 16 panels installed 2011 with a 25 year contract currently 55p.unt or approx., £500 per quarter.

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax band E**

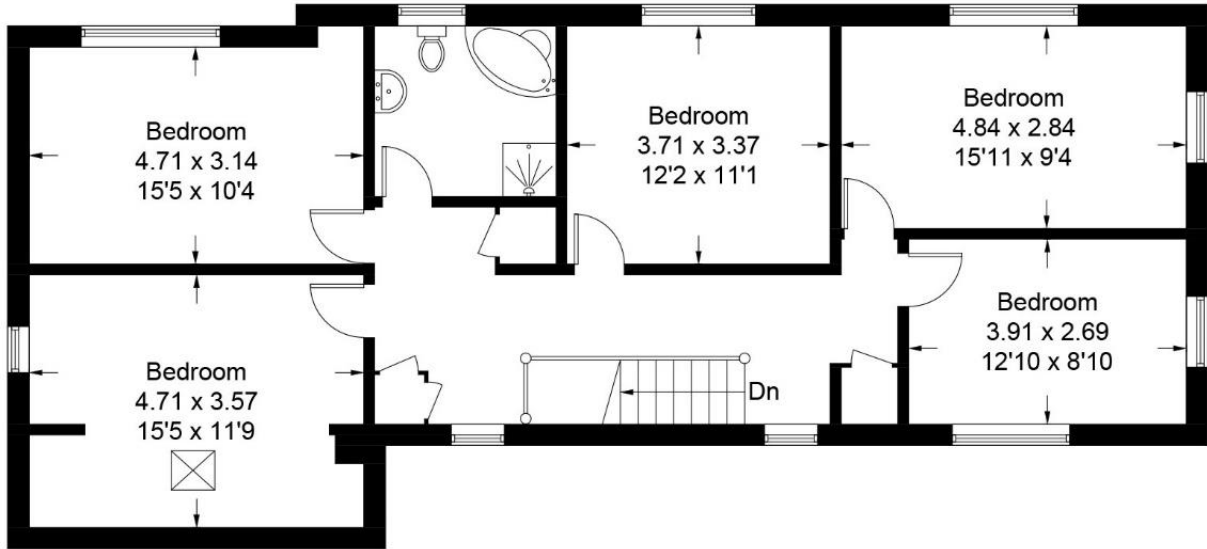
**Farm Land – 42.5 acres**

Shown on the attached plan edged red are 42.5 acres of meadow and pasture land split in to 4 parcels. The land will not be sold separately unless included with the house & building until a legal exchange has been dealt on the house and building. If less land is desired this can be agreed by separate negotiation and priced accordingly.

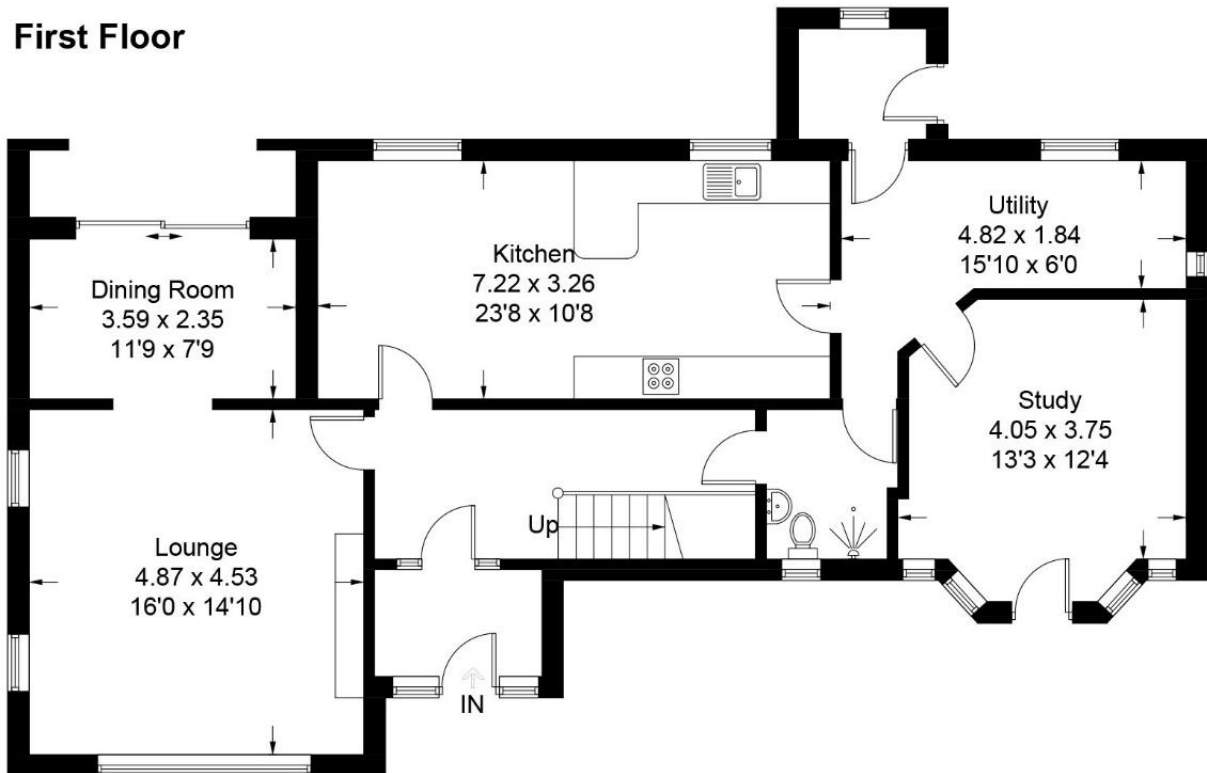


# Lower Greystoneley Farm

Approximate Gross Internal Area = 205.5 sq m / 2212 sq ft



**First Floor**



**Ground Floor**



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