

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

For Sale By Private Treaty

**4 Bed Farmhouse with Adjoining Barn Set in Generous 1.17 Acres Garden Grounds and 0.72 Acre Paddock**

## CHURCH FARM, NETHER KELLET

Price: £475,000 Region



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band: D

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# CHURCH FARM, 29 MAIN ROAD, NETHER KELLET, NR CARNFORTH, LA6 1EZ

(Coloured red on boundary plan)

Comprising a tastefully improved 17<sup>th</sup> Century (*Not a listed building*) 4 bedroomed farmhouse (*2 ensuite*) enjoying a wealth of traditional historic character featuring a fabulous restored stone spiral open staircase from the lounge and enjoying an adjoining traditional stone built barn with fully boarded loft area ideally lending itself for extension of the main residence or potential for conversion into a separate dwelling subject to necessary planning approval etc. being obtained by the purchaser. To the rear of the house there is a small range of block built open front outbuildings and generous garden grounds extending to 1.17 acres or thereabouts incorporating tended areas, mature specimen trees and natural wildlife habitat together with a further 0.72 acre paddock area with the benefit of a natural stream and an overgrown incline which adjoins the northerly boundary of the house garden grounds and enjoys a shared vehicular right of way/access track (*partly more suited for 4-wheel drive vehicles*) from the westerly end of the village. ***N/B The flat felted roof on the rear elevation of the farmhouse was renewed in 2015 with a 20 years guarantee by Thornburrow Roofing Ltd. Torrisholme***

## Accommodation Comprising:

### Ground Floor:

#### **Lounge:**

31'5 x 16'3 (9.58m x 4.95m) Formerly being two separate rooms now made into a single generous sized lounge with feature open spiral stone staircase and fireplaces to each end, (one with multi-fuel stove and one with coal effect gas stove on slated hearth.) Insulated stone flag floor, built in bookcases, exposed beams and ceiling joists, built in TV corner unit, low window sills, exposed pointed stone walls, wall lighting, 3 x radiators.

#### **Dining Kitchen:**

29'3 x 13' (8.92m x 3.96m) Fitted cupboards and units in Pine incorporating electric cooker, fridge, dish washer, extractor hood and work surfaces. Feature pointed stone wall, centre light and wall lights, 2 x radiators, TV point.

### First Floor:

#### **Landing:**

6'1 x 5'3 (1.85m x 1.60m) Loft access. N.B. Loft being boarded for storage and having Velux roof window.

#### **Bedroom 1:**

16'7 x 11'5 (5.05m x 3.48m) Feature exposed beams, wall timbers and pointed stone wall with old window alcove, feature old cast iron fireplace, halogen down lighting, radiator.

#### **En-Suite Shower Room:**

6'8 x 2'6 (2.03m x 0.76m) Shower cubicle, wc and wash hand basin, tiled dado, halogen down lighting, radiator, auto vent.

#### **Bedroom 2:**

13'6 x 9'11 (4.11m x 3.02m) Feature exposed beam and wall timbers. Halogen down lighting, radiator.

#### **En-Suite Shower Room:**

6'7 x 2'5 (2.01m x 0.74m) Shower cubicle, wc and wash hand basin, tiled dado, halogen down lighting, radiator, auto vent.

#### **Inner Landing:**

6'9 x 3'9 (2.06m x 1.14m) Radiator.

#### **Bathroom:**

9'5 x 6'7 (2.87m x 2.01m) 3 piece bath suite with vanity unit, exposed beam, centre light, radiator.

**Bedroom 3:**

13'9 x 13'7 (4.19m x 4.14m) Large picture window, centre light, radiator. Cupboard housing gas combi boiler for full central heating and hot water plus hot water cylinder with immersion heater.

**Bedroom 4:**

13'10 x 12'10 (4.22m x 3.91m) Plus full width built in wardrobes. Large picture window, centre light, twin bedhead wall lights, radiator.

**Cloaks Area:**

6'5 x 3'2 (1.96m x 0.97m) Tiled floor, 2 x centre lights.

**Cloakroom:**

7'1 x 3'3 (2.16m x 0.99m) WC and wash hand basin, pointed stone wall, tiled floor, centre light.

**Outside:****Adjoining Barn:**

Comprising a traditional stone built barn 25'8 x 16'11 approx. (7.82m x 5.16m) approx. (overall internal measurement) with fully boarded loft area. Incorporating:-

**Utility Room** 10'5 x 8'7 (3.18m x 2.62m) plumbed for auto washer, quarry tiled floor, strip lighting, electric consumer unit.

**Inner Area** 8'7 x 5'3 (2.62m x 1.60m)

With access door onto pavement and Gas meter'

**Workshop Area** 16'10 x 15'8 (5.13m x 4.78m)

With side door to rear and Strip lighting.

**Services:**

Mains electricity, mains gas, mains drainage and metered mains water connected.

**Solicitors:**

Vincent's Solicitors, 72 Liverpool Road, Penwortham, Preston PR1 0DQ. Telephone: 01772 751 775.

**Tenure:**

Freehold with vacant possession on completion.

**Viewing:**

Strictly by prior appointment through Richard Turner & Son Bentham Office

**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.

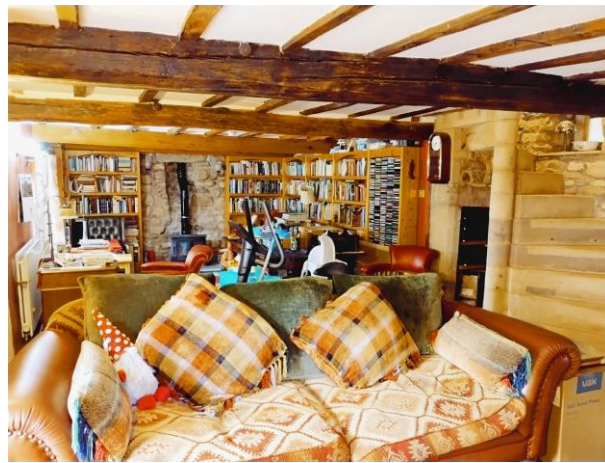
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**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.










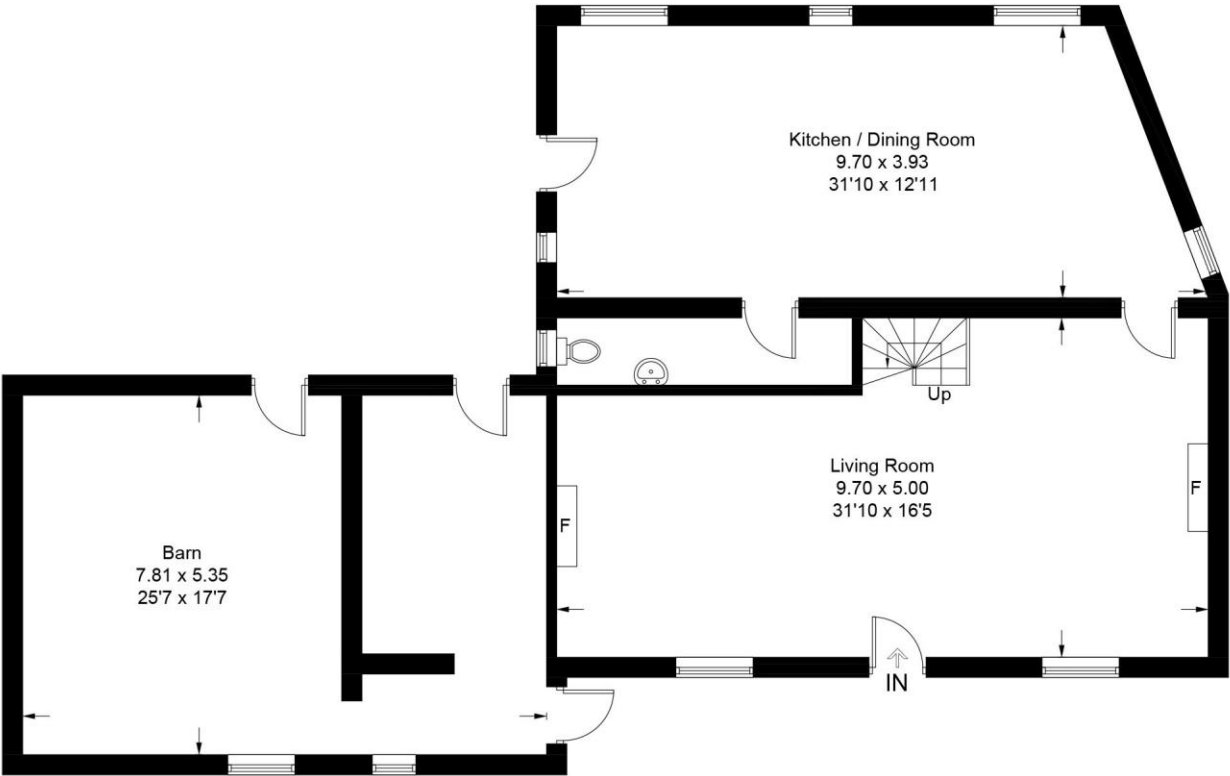
### ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 82  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 67      |   |
| (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  |

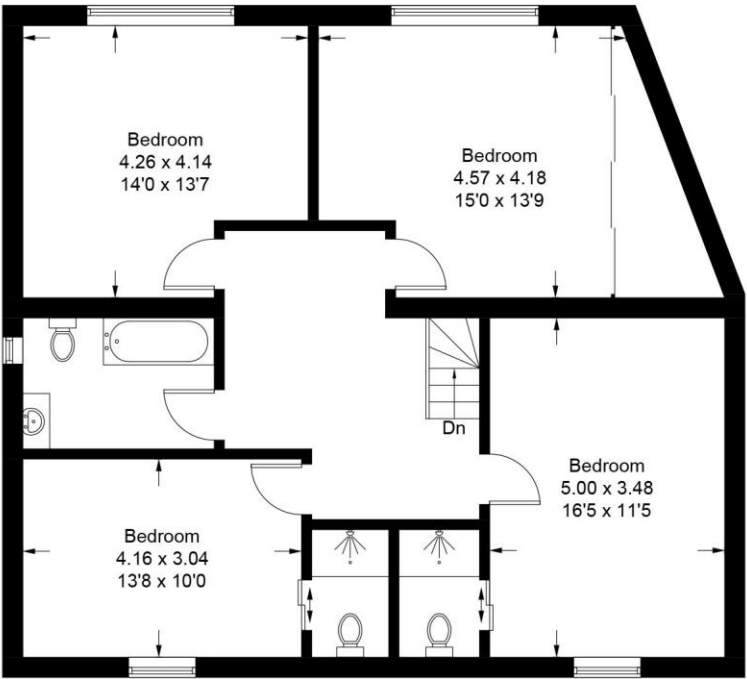
FLOOR PLANS

# Nether Kellett

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft  
Barn = 42.1 sq m / 453 sq ft  
Total = 225.5 sq m / 2427 sq ft



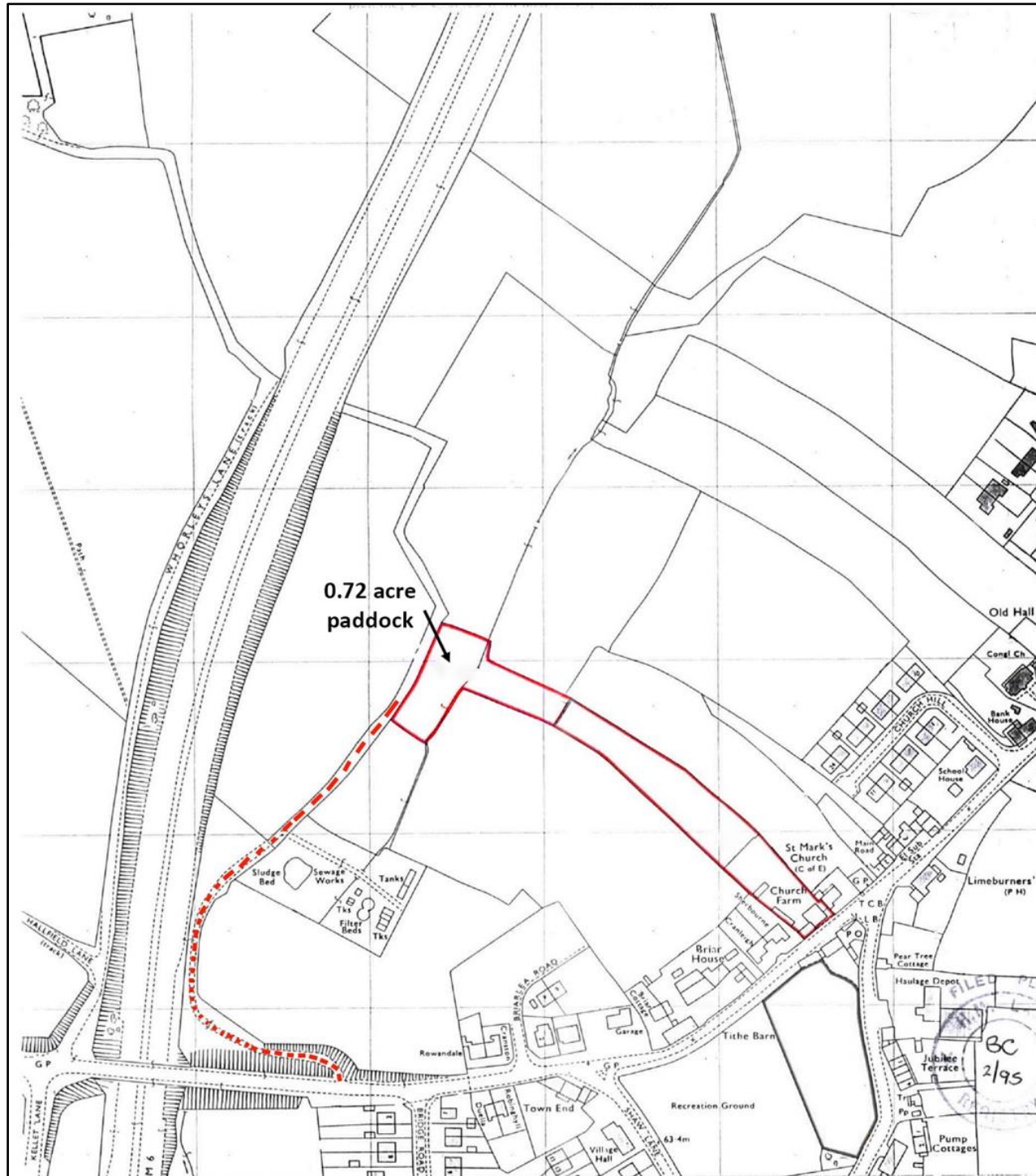
Ground Floor



First Floor



BOUNDARY PLAN (Delineated Red)







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