

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## THE HAZELS

Price: Offers in Excess of £625,000



**Council Tax Band: E**

**Tenure: Freehold**

**Energy Performance Certificate Band: E**

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# The Hazels, Littledale Road, Brookhouse, Lancaster, LA2 9PH

“The Hazels” is a detached stone built residence with slate roof occupying an elevated and private setting yet within easy walking distance to the village amenities. Circa early 1900s this imposing home is full of original period features, from the wood panel walls, butler’s bell, ornate wall and ceiling mouldings to name just a few.

The accommodation briefly comprises: Main entrance vestibule, hallway, three large reception rooms, conservatory, dining kitchen, cellar, utility room and ground floor wet room. To the first floor are four bedrooms and a family bathroom. Outside having a fantastic picture garden, detached double garage, stable, wash house and WC.

To the front of the property there is ample off road parking for several vehicles.

**NO CHAIN DELAY**

## **Area Information:**

The Village of Brookhouse is a very sought-after location and is only 3 miles to M6 J34. Royal Lancaster Infirmary is just over 6 miles and Lancaster Royal Grammar School is just over 5 miles away. Nearest primary schools are: Caton St Pauls C of E 0.1 miles (OFSTED ‘GOOD’) - Caton Primary School 0.6 miles (OFSTED ‘GOOD’) - St. Wilfrids C of E 2.3 miles (OFSTED ‘GOOD’).

There are three public houses, a small Co-op store, chemist, Post Office, Londis Store, Chinese takeaway and doctor’s surgery. The Village is also on the Lancashire Cycleway offering countryside walking and cycling around the beautiful Lune Valley.

## **Accommodation Comprising:**

**Ground Floor:** *Main Entrance (to the side of the property).*

### **Vestibule:**

Original front door, central ceiling light and door leading through to the hallway.

### **Hallway:**

12’8 x 5’5 (3.86m x 1.65m) Original wood panel walls, decorative mouldings and ceiling rose. Corner storage cupboard and a larger cupboard providing storage for coats and outdoor footwear. Wall mounted central heating thermostat, radiator, ceiling light point and stairs to the first floor.

### **Reception 1:** *(to the front of the house).*

18’1 x 12’3 (5.51m x 3.73m) Double glazed windows to the front and side, radiator, television aerial point and telephone point. Ceiling coving, four wall light points and a tiled hearth.

### **Reception 2:** *(to the rear of the house).*

16’9 x 13’2 (5.11m x 4.04m) Feature stone fireplace with wood mantel over and stone flagged hearth. Double glazed bay window to the stone flagged hearth. Double glazed bay window to the side with seating below. Original wood panel walls incorporating a plate rail. Decorative mouldings to the ceiling and walls, two light points and central ceiling light. Wood parquét flooring and a double-glazed window overlooking the dining kitchen.

### **Reception 3:** *(next to the dining kitchen).*

13’6 x 12’7 (4.11m x 3.84m) Double glazed sash window to the front, gas fire with tiled hearth and wood mantel over. Built in storage cupboard to one side of the chimney breast. Wall mounted heater, centre ceiling light and two wall light points. Original ‘Butlers Bell’ alarm panel, built in electric meter cupboard and opening through to the dining kitchen.



### **Dining Kitchen:**

18'1 x 19'9 (5.51m x 6.02m) (Max measurement – L-shaped up to Larder cupboard fronts). Having a range of wall and base cupboards incorporating glass display units with built in lighting, breakfast bar and floor to ceiling larder unit and contrasting work surfaces and plumbed for a dishwasher. Integrated “eye level” double oven, and a 4 ring gas hob with an extractor above. 1½ bowl stainless steel sink unit. Part tiled walls and tiled floor. Radiator, inset ceiling spotlights and a double glazed door to the side.

Door leading down to cellar, door leading through to the utility room, telephone point, smoke detector, ceiling mounted ‘dolly maid’ clothes rack and a double glazed window to the rear. Double glazed porch with tiled floor, centre ceiling light and tiled cills.

### **Utility Room:**

7'8 x 5'8 (2.34m x 1.70m) Plumbed for a washing machine and space for a tumble dryer. Stainless steel sink unit with storage cupboard below. Double glazed window to the side, shelving, fully tiled walls and floor. Small loft hatch and electric fuse box. Door leading to the ground floor wet room.

### **Ground Floor Wet Room:**

Three piece white suite comprising: Walk-in wet area with ‘AKW’ electric shower over, seat, part Aqua board part tiled walls. Low flush WC, pedestal wash hand basin. Non-slip flooring, centre ceiling light, extractor fan and a radiator.

### **Conservatory:**

11'8 x 11'5 (3.56m x 3.48m) Double glazed patio doors onto the rear garden, two radiators, centre ceiling light incorporating a fan. Tiled floor and shelving.

### **Cellar:**

18'3 x 11'10 (5.56m x 3.61m) Power and light.

### **First Floor:**

#### **Landing:**

Double glazed sliding sash window to the rear, part panelled walls and decorative moulding to the ceilings. Coving, wall mounted heater and centre ceiling light. On the ½ landing there is a built in airing cupboard that also houses the water tank and immersion heater. Shelving and centre ceiling light. Loft access with fixed ladder and part boarded. Alarm sensor.

#### **Bathroom:**

8'8 x 7'3 (2.64m x 2.21m) Four piece white suite comprising: Panelled bath with electric shower ‘MIRA’ shower and glass screen. Low flush WC, pedestal wash hand basin and a bidet. Part tiled / part ‘Aqua’ board to the walls, radiator, wall mounted light incorporating a shaving point. Double glazed sliding ‘sash’ window to the rear and central ceiling light/ heater.

#### **Main Bedroom: *(to the front with dual aspect windows)***

14'1 x 12'3 (4.29m x 3.73m) Two double glazed sliding ‘sash’ windows, two radiators, central ceiling light and a telephone point.

#### **Bedroom 2: *(with views to the side)***

11'8 x 17'1 (3.56m x 5'21m) Double glazed bay window with seat below. Radiator, central ceiling light, coving, television point and shelving. Lovely views over countryside.

#### **Bedroom 3: *(with views to the side)***

11'3 x 13'8 (4.04m x 4.17m) Double glazed sliding sash window, two built in wardrobes, radiator, shelving, television point and central ceiling light.

#### Bedroom 4:

9'6 x 5'6 (2.90m x 1.68m) Double glazed window to the side, wall mounted heater and a central ceiling light.

#### WC:

Low flush WC, wash hand basin, central ceiling light, extractor fan and part tiled walls.

#### Outside:

#### Front Garden:

Having a range of mature trees providing privacy to the front. Lawned area and off road parking for several vehicles. Detached double garage with power and light.

#### Rear Garden:

Large rear garden mainly laid to lawn with paved patio areas and deep flower beds. Having an abundance of cottage garden planting including several varieties of roses, geraniums, peonies and heady scented honeysuckle. To the other side is a timber gate and larger stone wall, providing a safe and secure garden. Stable block and outside WC. A range of trees and bushes including several fruit trees. Stone wall to the side with gate leading to the front of the house.

#### Utilities:

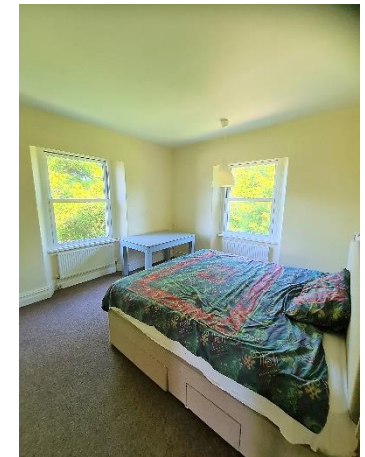
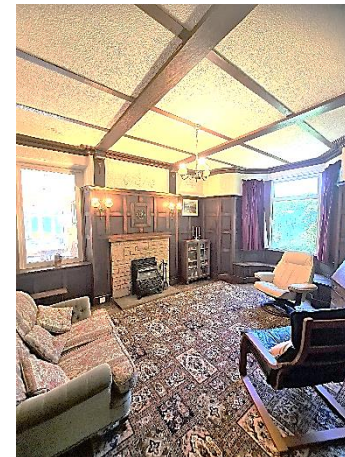
Mains water, electricity, gas and drainage connected. Broadband available (*information obtained via Ofcom.org.uk*).

**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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	54	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The Hazels

Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft  
Basement = 22.7 sq m / 244 sq ft  
Total = 204.7 sq m / 2203 sq ft

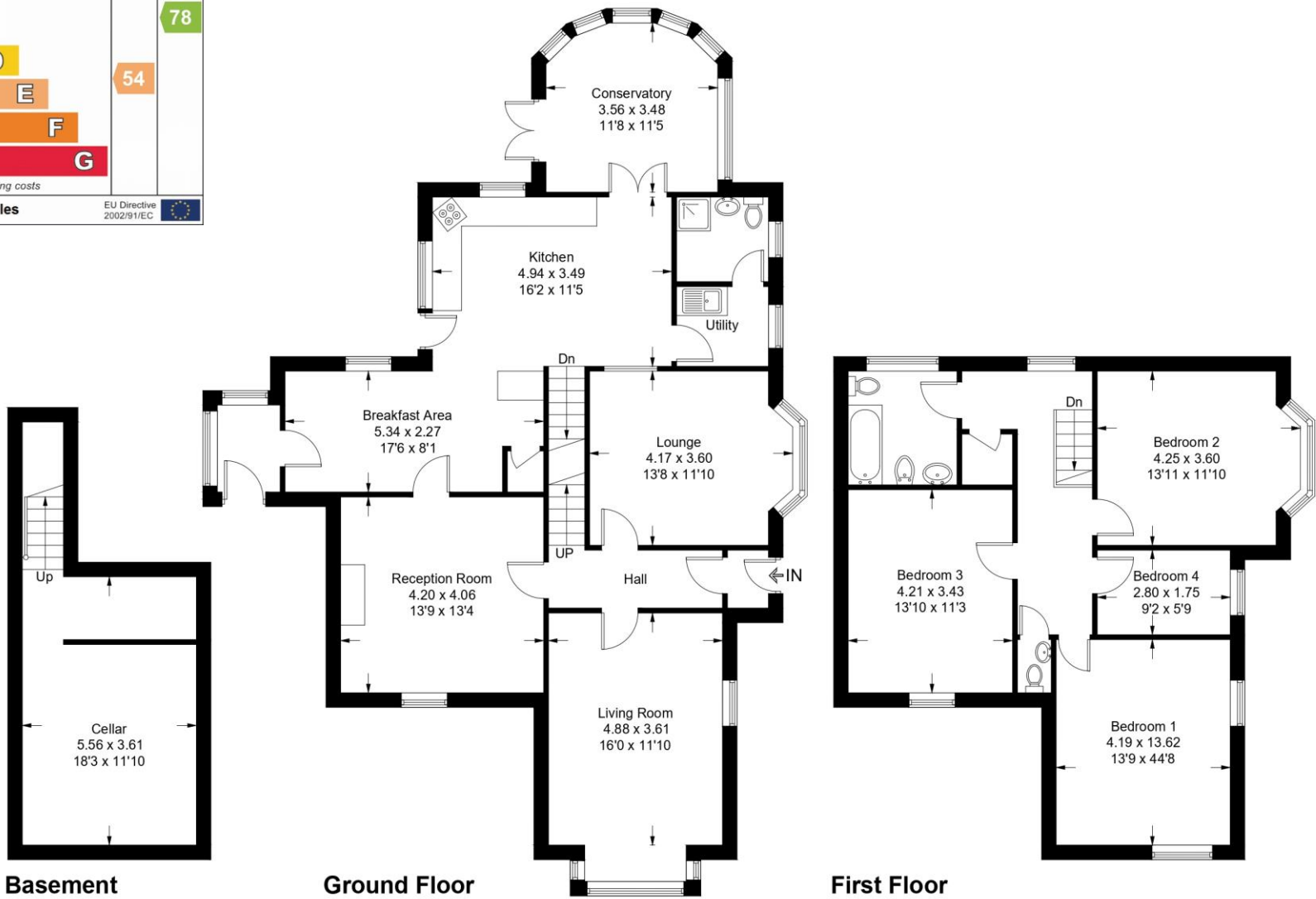


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101484)

HM Land Registry  
Official copy of  
title plan

Title number **LAN90008**

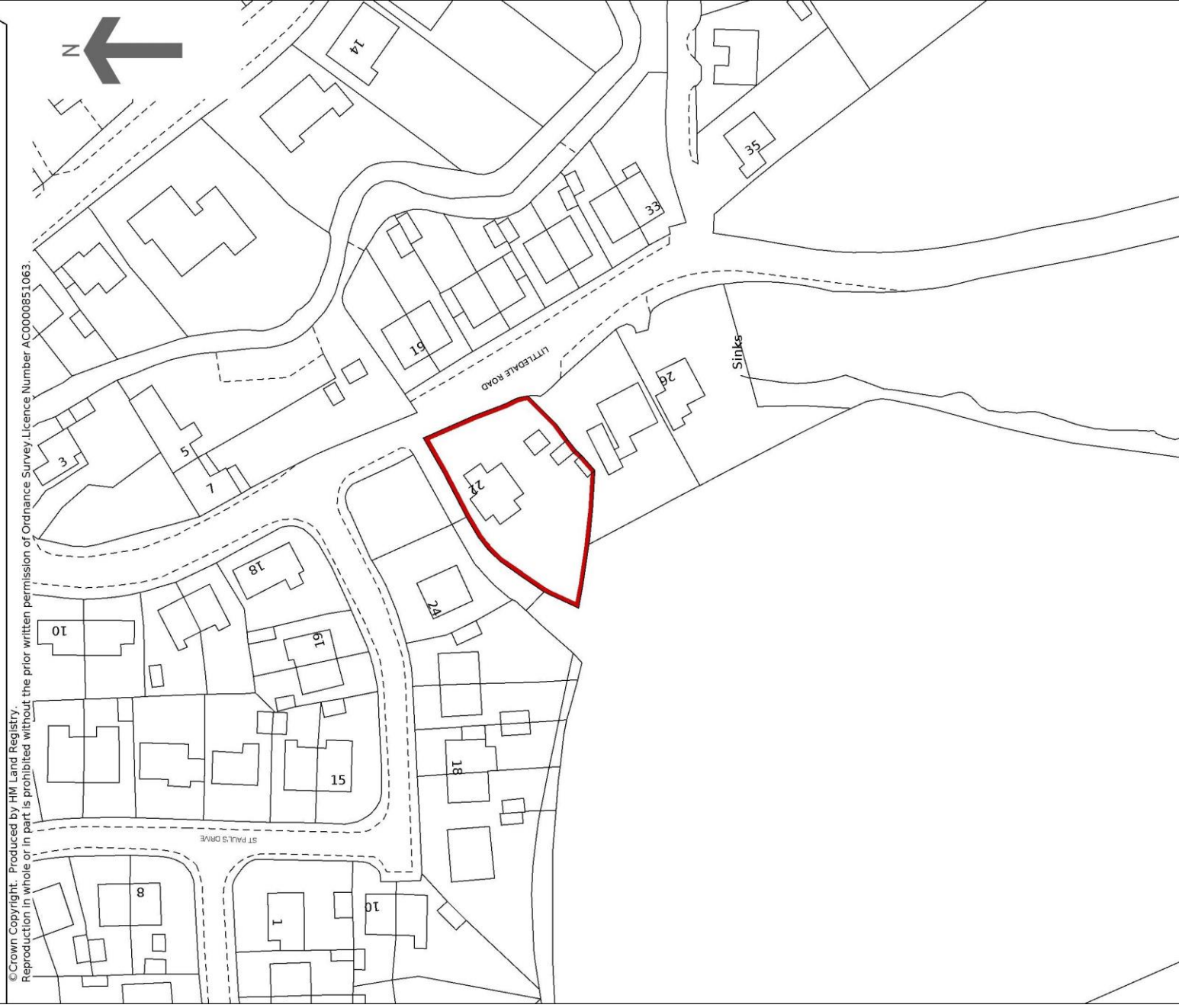
Ordnance Survey map reference **SD5464SW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Lancashire : Lancaster**



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