

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

HOLME PARK LODGE

PRICE: OIRO £315,000



Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate Band: E

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Holme Park Lodge, Lambrigg, Kendal, LA8 0DJ

Fantastic opportunity to purchase a detached three bedroomed true bungalow located in a fantastic setting with 360° views across open countryside and the Howgill fells. The accommodation is constructed of block and render and comprises: Entrance conservatory, open plan lounge / kitchen, three bedrooms, study and house bathroom. Outside is an attached garage, off road parking and gardens extending to just under 1 acre. Full renovation is required or partial re-development (subject to necessary consents).

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

Accommodation Comprising:

Conservatory:

15'6 x 8'0 (4.72m x 2.44m) UPVC double glazed windows and side entrance door. Tiled floor and door leading through to the hallway.

Hallway:

L-shaped hall with access to all bedrooms. Study, family bathroom and lounge, kitchen at the rear of the house.

Bedroom 1:

11'6 x 10'9 (3.51m x 3.28m) Glazed window to the front, radiator and recessed alcove. Ceiling coving and central ceiling light

Bedroom 2:

10'1 x 9'9 (3.07m x 2.97m) Two glazed windows, ceiling coving and central ceiling light.

Bedroom 3:

10'1 x 9'9 (3.07m x 2.97m) Glazed window to the rear, radiator, ceiling coving and central ceiling light.

Study / Playroom:

9'9 x 7'9 (2.97m x 2.36m) Glazed window to the rear, radiator, ceiling coving and central ceiling light.

Bathroom:

9'0 x 9'0 (2.74m x 2.74m) Four piece white suite comprising: low flush wc, panelled bath with shower attachment over. Wall in shower cubicle and pedestal wash hand basin. Part tiled walls, ceiling spotlights, mirror with light above. Cushion flooring and extractor fan.

Lounge:

13'0 x 15'3 (4.65m x 3.96m) Glazed patio doors to the rear and two glazed windows to the side. Feature fireplace with open grate and tiled hearth. Radiator, ceiling coving and central ceiling light. Opening into the kitchen.

Kitchen:

13'0 x 9'0 (3.96m x 2.74m) Having a range of wall and base units with part tiled walls and contrasting worksurfaces. Plumbed for a washing machine and space for a fridge freezer. Integrated electric oven and hob. Stainless steel sink unit with mixer tap and two glazed windows. Ceiling coving and central ceiling light.

Outside:

Attached Double Garage:

18'0 x 18'0 (5.49m x 5.49m) Timber sliding door, electric meter box and floor mounted central heating boiler. Glazed windows.

Gardens / Land:

The garden is mainly laid to lawn, there are some stone walls to two sides. The land extends to circa 1 acre.

Shooting Rights:

NB* A clause in the deeds states that the shooting rights must be offered to 2 separate parties first. If neither party want to purchase the rights, they will then, be offered to the purchaser of Holme Park Lodge at an agreed figure.

Utilities:

Mains electricity, private water is supplied via a natural spring. Private septic tank drainage, *(not compliant with current regulations)*. Oil fired central heating installed.

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, 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.

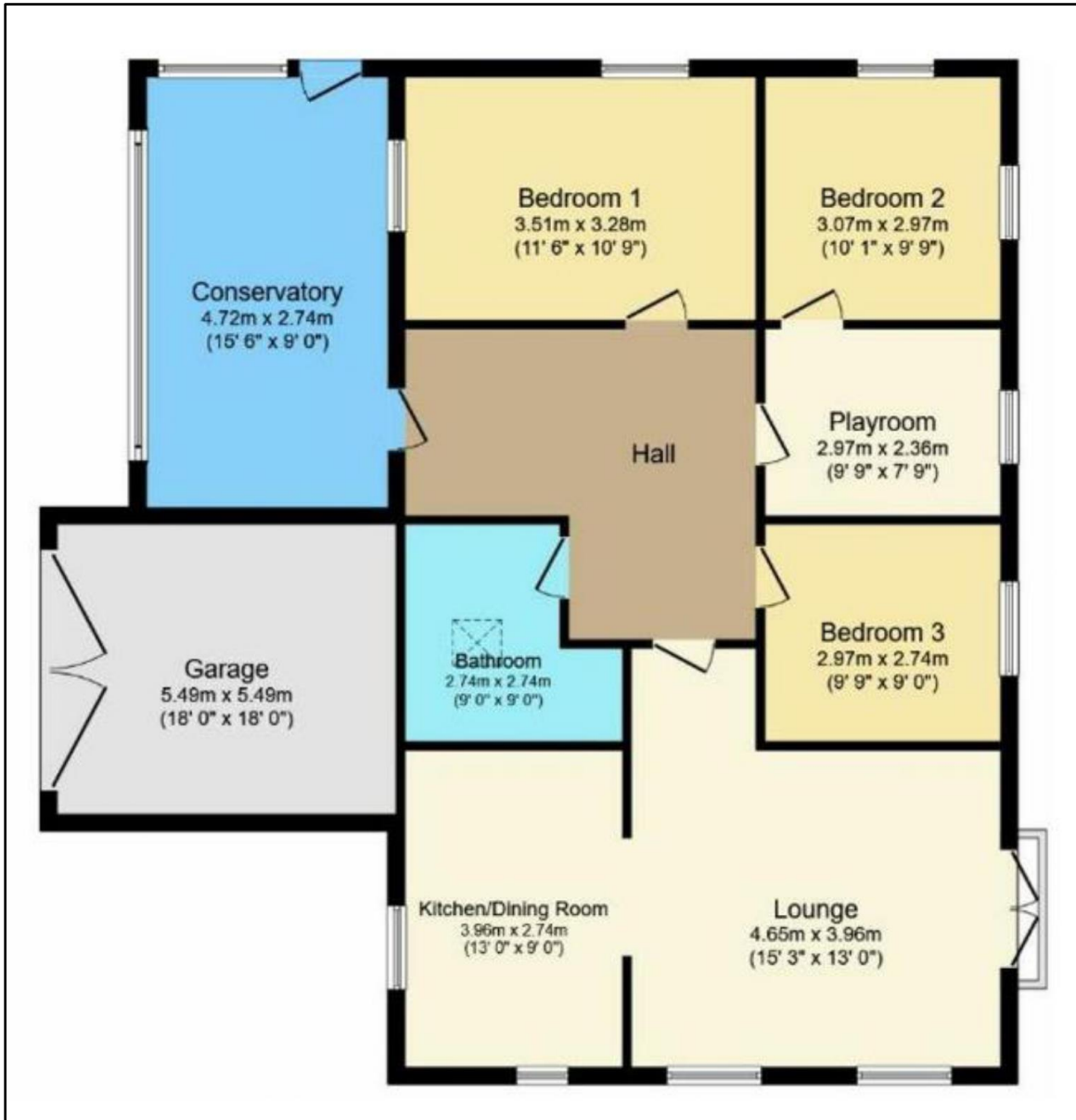
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



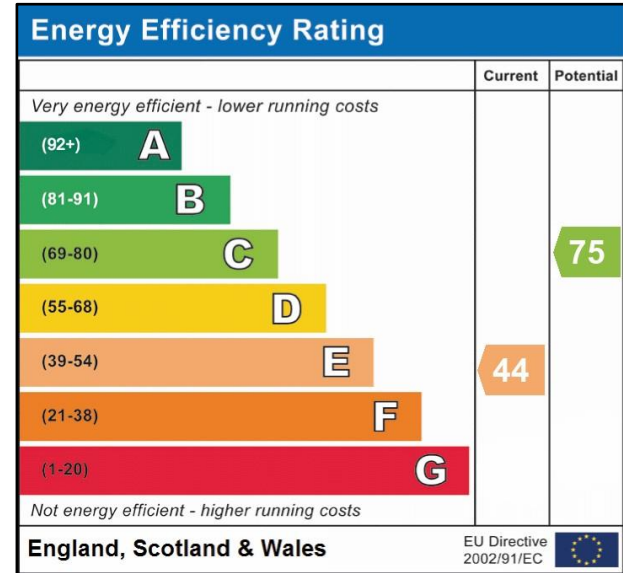




FLOOR PLANS

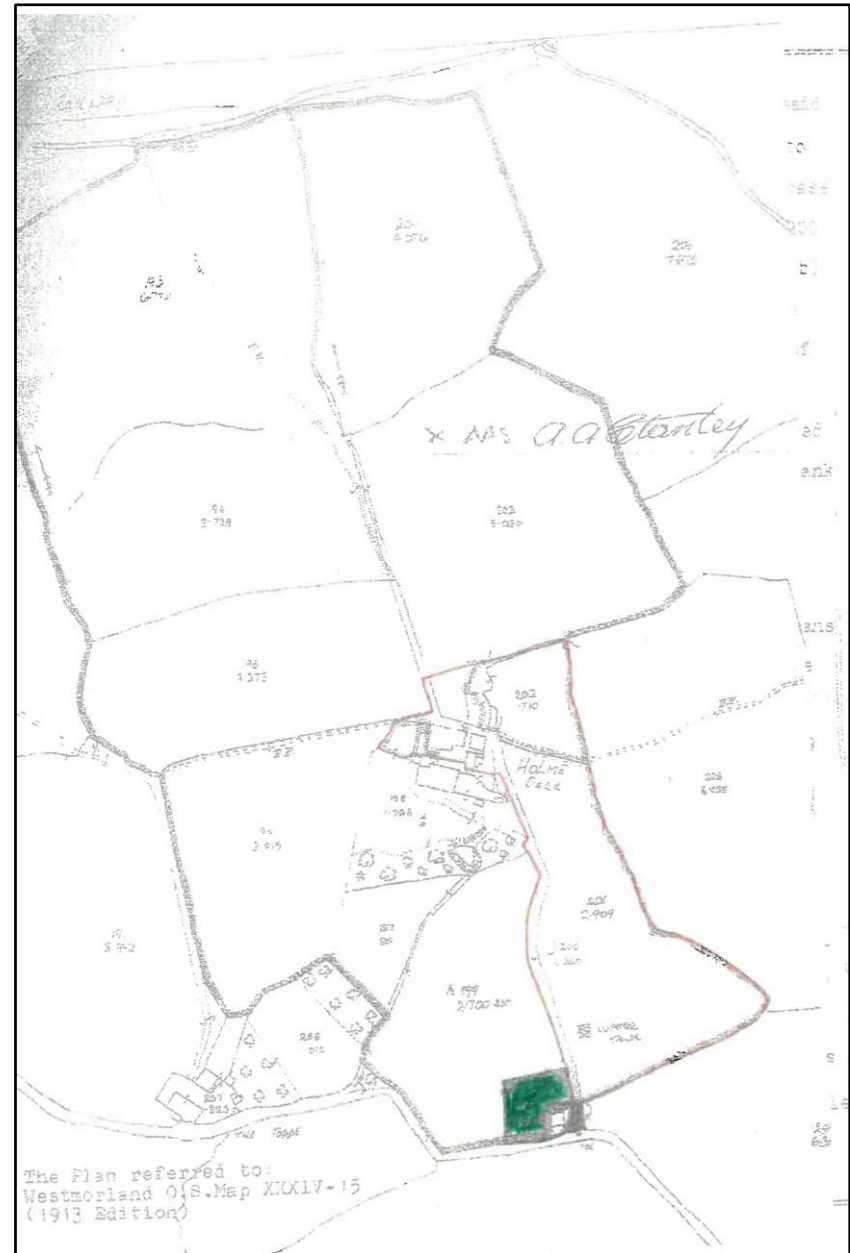
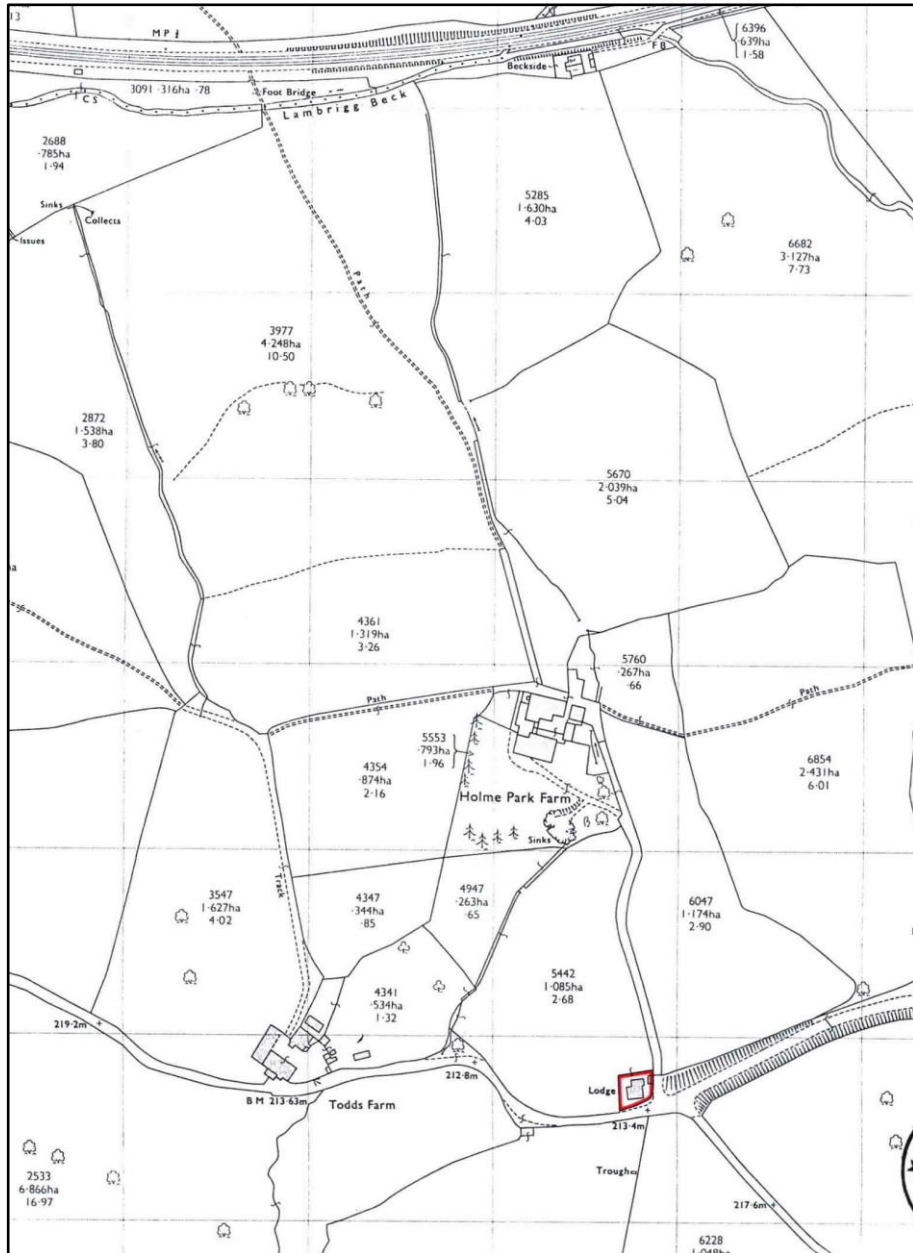


ENERGY PERFORMANCE CERTIFICATE



COPY TITLE / BOUNDARY PLANS

(Plan Shaded Green shows Unregistered Land which will be registered upon completion)





Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rtturner.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.