



**Markfield Farm
Whin Lane, Outrawcliffe
Preston
PR3 6TH
65 acres**

**available as a whole or 2 separate lots
Guide £1,650,000 as whole
£750,000 lot 1, £900,000 lot 2**

A rare opportunity to purchase a traditional and useful farmstead including a large 5 bed detached farmhouse, buildings and 65 acres of good flat agricultural land. Markfield Farm has potential for many different uses or its current use as an equestrian livery yard or great opportunity for development and enhancement. Located within the desirable Wyre district between Hambleton and Great Eccleston the property offers a sound investment potential for many buyer types and must be viewed to appreciate its size, existing and further potential. Available as a whole or two separate lots.

For sale by private treaty

Viewings by appointment only contact Sawley office ref JT.

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

Description

Markfield Farm is located on Whin Lane 2 miles from Hambleton and 2.5 miles from Ecclestone on the outskirts of the village of Outrawcliffe. The farm comprises a detached 5 bedroom manor house, a range of modern and traditional farm buildings and approximately 65 acres of farmland with facilities for an equestrian livery yard and further 3 bedroom lodge / staff accommodation. Transport networks are good for commuting with local amenities and primary schools nearby. All services including broadband internet are connected to the property.

Lot 1 - The Farmhouse (edged red) set in 1.9 acres

A 5 bedroom detached Manor House constructed from brick with a slate roof over a tarmac driveway and rear yard area with garden to the front and approx. 1.5 acre paddock. Internally the property comprises as follows.

Entrance Porch (11.7m x 2.4m)

and **Hallway** with original hand carved woodwork, solid hardwood doors and stained glass windows with original mosaic tiled floor throughout. Centre light fittings and ornate architrave moldings to the ceiling.



Living Room (5m x 4.8m)

with a feature French marble fireplace and stone hearth, laminate covered floor, centre light fitting and diamond leaded 3 bay timber framed window, electric wall mounted heater and TV socket.



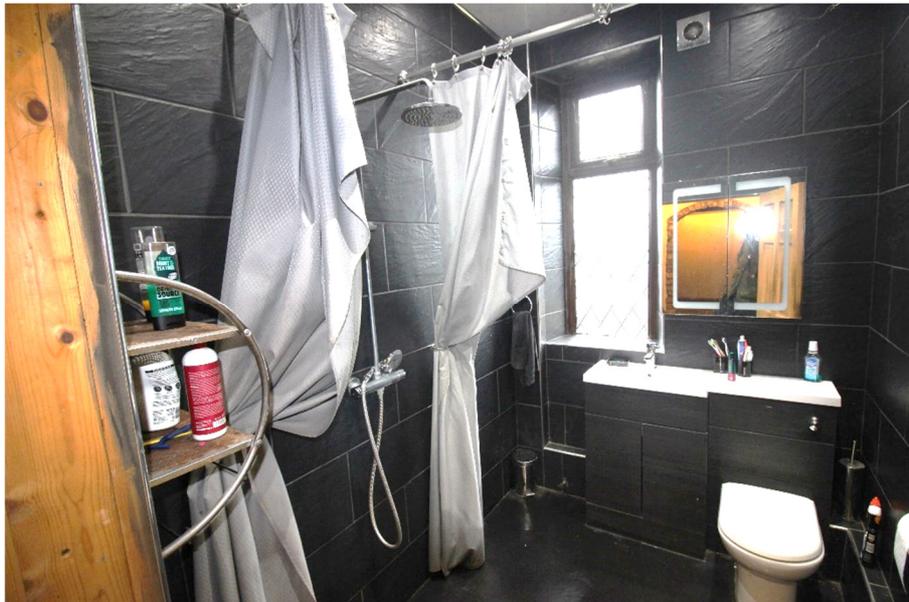
Front Room (5.3m x 5m)

Feature French marble fireplace and hearth with exposed timber beams to the ceiling and solid timber floorboards. Diamond leaded windows to the front and side elevations including cast iron radiators under window sills, centre light fitting, TV point and electric sockets.



Downstairs WC & Wet Room (1.3m x 1.2m)

A fully tiled wet room with mains shower, fitted vanity unit including basin and WC extractor fan and diamond leaded window to the front elevation, spotlights to the ceiling.



Kitchen / Diner (7.5m x 4.9m)

A large kitchen and dining room with exposed brickwork fireplace and surround housing a large solid fuel log burner and back boiler. Stone flagged floor with exposed timber beams to the ceiling extending to the kitchen area with exposed brick built units and solid timber doors, Belfast sink, tiled splashbacks, gas operated Kenwood range cooker hobs and electric oven. LPG Potterton boiler.



Office / Snug

A carpeted room to the center of the house with open grate fireplace and stone surround with timber mantlepiece. Exposed timber beams to ceiling and a centre light fitting.

Utility (4.8m x 3.4m)

Asphalt floor, radiator, bare plastered walls, centre light fitting and radiator.



Tack Room (5m x 2.4m)

Asphalt floor with patio doors to the rear yard area and a centre light fitting with bare plastered walls.



Cellar (5m x 2.4m)

Stairs down to flagged floor and stone flagged shelves, centre ceiling light fitting.

First Floor

Original return timber built wide tread staircase leading to former landing area now converted to open plan **living area** (7.5m x 6.5m) with timber balustrade surrounding the stairwell and an exposed brick built fireplace, timber mantle, stone flagged hearth and large log burner stove. The room has two single diamond leaded windows to the side elevation, skylights over the stairwell and two centre light fittings. Access is given to the bedrooms from this room.

Master Bedroom (8m x 4.9m)

A large size double room with diamond leaded windows to the side and rear elevations, centre light fitting, TV point and electric sockets.

Bedroom 2 (4.8m x 3.8m)

A double room with access to attic for storage, window to side elevation and centre light fitting, panel radiator.



Bedroom 3 (4.8m x 3.5m)

A double room with window to rear elevation, panel radiator under and centre light fitting.

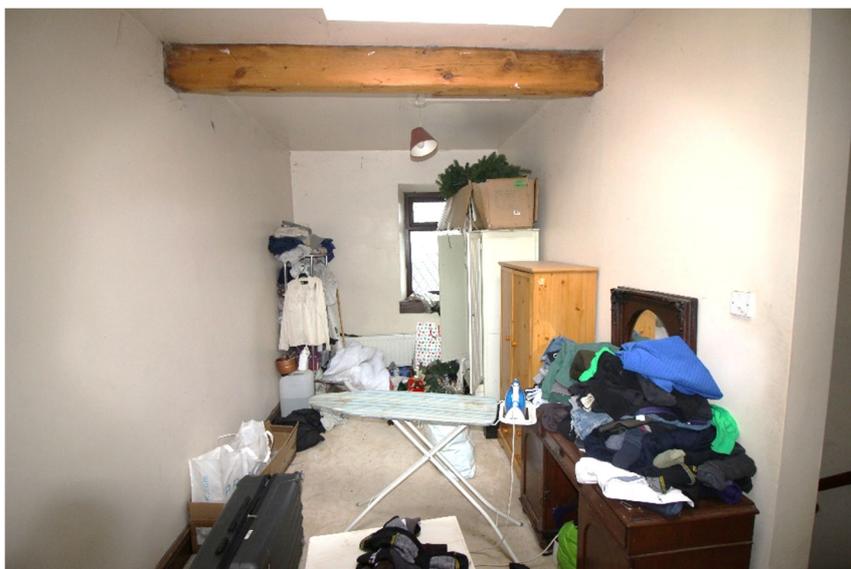
Bedroom 4 (5m x 3.4m)

A double room with laminate floor, window to side elevation and centre light fitting.



Bedroom 5 (5m x 3.4m)

A single room carpeted with exposed timber beams, attic access, centre light fitting and access to the rear staircase.



Family Bathroom (4.9m x 3.4m)

A large bathroom with laminate floor, cast iron bathtub, WC, basin and shower cubicle, centre light fitting, leaded windows, panel radiator and half tiled walls.



Externally

The house encompasses a small brick built outhouse / wood store and outside WC.



5 Bay Kennel Block with concrete floor, drainage channels, purpose built galvanized kennels and runs with rear storage and access area.

Lot 2 – Farmbuildings (edged blue) with 63.4 acres

Parkhome A 3 bedroom timber built cabin with felt roof. The residence has kitchen, bathroom and living area with a porch and utility area externally. The parkhome is serviced by bottled gas and shares the electric and septic tank including mains water supply.



6 Bay General Purpose (90' x 40') Block built with concrete floor and timber cladding, fibre cement roof sheets over. Internally fabricated with approximately 13 stables and wash area.

6 Bay General Purpose (90' x 45') Ex silo clamp with concrete floor, concrete shuttering and timber clad to eaves and a fibre cement roof. The building also has a timber built leanto sheep shed on the south elevation.



Stable Block (90' x 30') A steel portal frame building with concrete floor, concrete block walls and timber clad with a corrugated fibre cement roof. Internally the building is sectioned into 9 stables with a 2 stable leanto on the south elevation. All stables are concrete block with split stable door fronts.



Muck Midden (90' x 45') Concrete floor, concrete shutter sides no roof ex silo clamp.

Slurry Tower Disused concrete floor, concrete walls.

Traditional Livestock Building (90' x 20') Brick built with fibre cement roof over including large full span loft currently fabricated with individual tack lockers and kitchen facilities.



Ex Parlour (75' x 20') A mono pitch leanto building constructed from concrete block and red brick to part and a corrugated tin sheet roof. Internally the building has a concreted floor, concrete block stables.

Garage (15' x 15') Pitch slate roof with red brick walls, concrete floor, timber doors to front adequate for single vehicle or workshop facilities.

Old Bull Pens (60' x 15') Traditional brick built building with slate roof over, concrete floor currently used as 4 stables.

Redundant Traditional Building (75' x 25') an ex brick built, concrete floor livestock shippin with road frontage.

Manège (45m x 25m) An all weather surface manège with timber post and rail fence.



Land

Markfield farm comprises of approximately 63.4 acres or thereabouts including house and buildings in one ring fence. The land is shown on the boundary plan edged blue split in to 12 separate parcels with a hardcore access track running through the centre.

All the land is good flat well draining meadow and pasture with part (approx. 7 acre) of useable marshland bordering the river Wyre. All external fences and boundaries are stockproof with the benefit of natural water and mains water to some parcels.







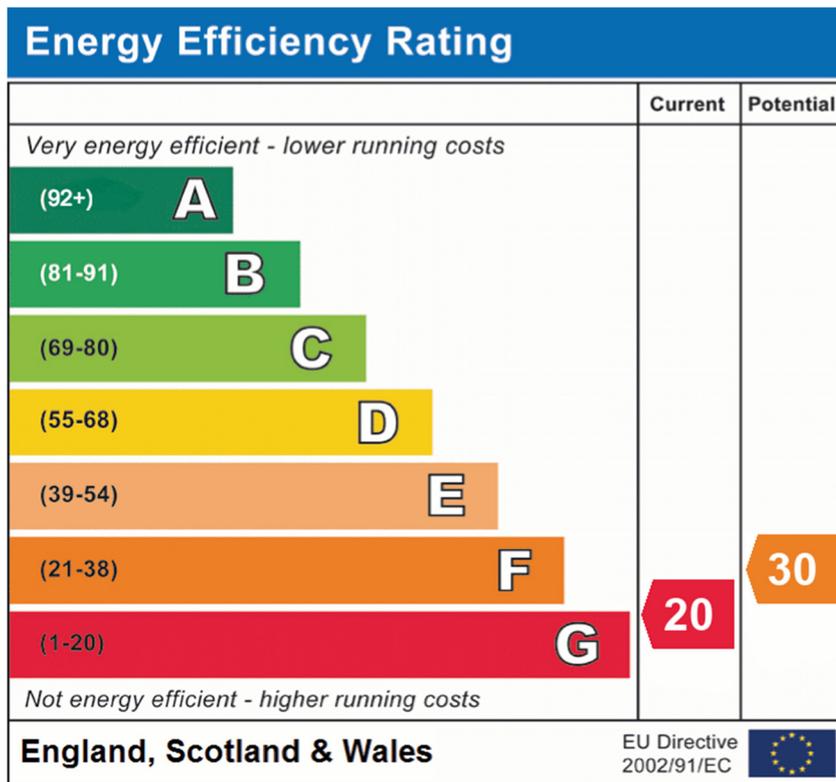
Tenure – The property is sold freehold with vacant possession available on completion.

Local Authority – Wyre & District Borough Council

Council Tax Band – G

EPC Band – G

Services – Mains electric, mains water, LPG gas and septic tank drainage.





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