



CIRCA 4.00 ACRES EQUESTRIAN PROPERTY/SMALLHOLDING WITH 5 BED FORMER FARMHOUSE

Green Nook Farm, Carrs Green, Inskip, Nr Preston, PR4 0TJ

Price: £650,000 Region

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

Comprising a tastefully improved 5 bed roomed semi-detached former farmhouse enjoying fabulous uninterrupted views from all principal rooms extending to the distant Bowland Fells and over its adjoining meadowland and paddock; together with enjoying a useful circa 1,500 ft² modern workshop building, stables and covered yard.

Being situated in a sought after lovely rural location conveniently on the fringe of Inskip near Woodplumpton within easy commute of the A6, M6 and M55 motorway network

Council Tax Band E

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

Accommodation featuring oil fired central heating and majority UPVC sealed unit double glazing.

Ground Floor:

Front Porch:

6'2 x 4'3 (1.88m x 1.30m) Tiled flooring.

Dining Hall:

19'6 x 11'8 (5.94m x 3.56m) Open feature oak dogleg staircase, ceiling rose with centre light fitting, radiator.

Lounge:

15'7 x 14'9 (4.75m x 4.50m) Feature brick built fireplace with wood burning stove. Large picture window (single glazed) overlooking garden and paddock, exposed beams, centre light, radiator.

Snug:

19'3 x 10'0 (5.87m x 3.05m) 2 x centre lights, 2 x radiators.

Breakfast Kitchen:

17'8 x 13'9 (5.38m x 4.1m) Range of modern cupboards and units in light oak / maple incorporating inset stainless steel double bowl single drainer sink unit with mixer tap, electric "Rangemaster" cooker with overhead extractor hood, integrated fridge and 2 freezers, integrated dishwasher and work surfaces with tiled splashbacks. 2 x large picture windows overlooking the garden grounds, outbuildings and land. Halogen down lighting, radiator.

Rear Vestibule:

9'0 x 4'6 (2.74m x 1.47m) Back door, centre light

Utility/Cloakroom/Boiler Room:

9'1 x 5'6 (2.77m x 1.68m) Oil fired "Kabin Pak" Combi Boiler providing central heating and hot water, plumbed for auto washing machine, wc, fitted shelf, centre light.

First Floor:

Balcony Landing:

18'5 x 7'10 inc. stairs (5.61m x 2.39m) Centre light fitting, radiator, smoke alarm.

Bedroom 1:

12'6 x 11'1 (3.81m x 3.38m) Lovely rural views, centre light, radiator.

Bedroom 2:

12'10 x 7'8 min (3.91m x 2.34m) Full width built in wardrobes, fitted shelves, lovely rural views, centre light, radiator

Bedroom 3:

15'0 x 7'8 max (4.57m x 2.34m) Lovely rural views, centre light, radiator

Bedroom 4:

10'11 x 9'2 (3.33m x 2.79m) Dual aspect picture windows, centre light, radiator.

Bathroom:

10'10 x 5'5 (3.30m x 1.65m) Panelled bath, wc, pedestal washbasin and shower cubicle, tiled splashbacks, fitted vanity cupboard, centre light, radiator.

Bedroom 5:

13'3 x 10'6 max (4.04m x 3.20m) Centre light, radiator.

Outside

Total area of house, land and buildings etc. extends to 3.91 acres or thereabouts in total
Viz:-

Front/Westerly Side: Shared private driveway approach leading to a private forecourt parking area suitable for several vehicles and access track to the workshop building and land.

Rear / Easterly Side: Generous sized lawned garden area incorporating paved patio and log store, vegetable plot area, old timber cabin, old timber potting shed, dog / animal pen / run.

Northerly Side: Useful modern construction workshop building 45' x 33' approx. with roller shutter door, metal security side personnel door and having light and power installed. 3 x integral stables with covered yard. Adjoining excellent meadow/pasture extending to 3.05 acres or thereabouts with mains water trough and 2 x good field access gates.

Small paddock area extending to 0.38 acre or thereabouts (housing private septic tank drainage system.)







Views to the Bowland Fells







Paddock



Lawned Garden, Paddock and Workshop Building



Views from Bedroom Window

Services:

Metered mains water and electricity connected. Oil fired central heating. New “Compliant” sewage treatment plant being installed by the vendors.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Harrison Drury Solicitors, Cherestanc Square, Rope Walk, Garstang, Preston, PR3 1EF. Tel: 01995 600 897.


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.**

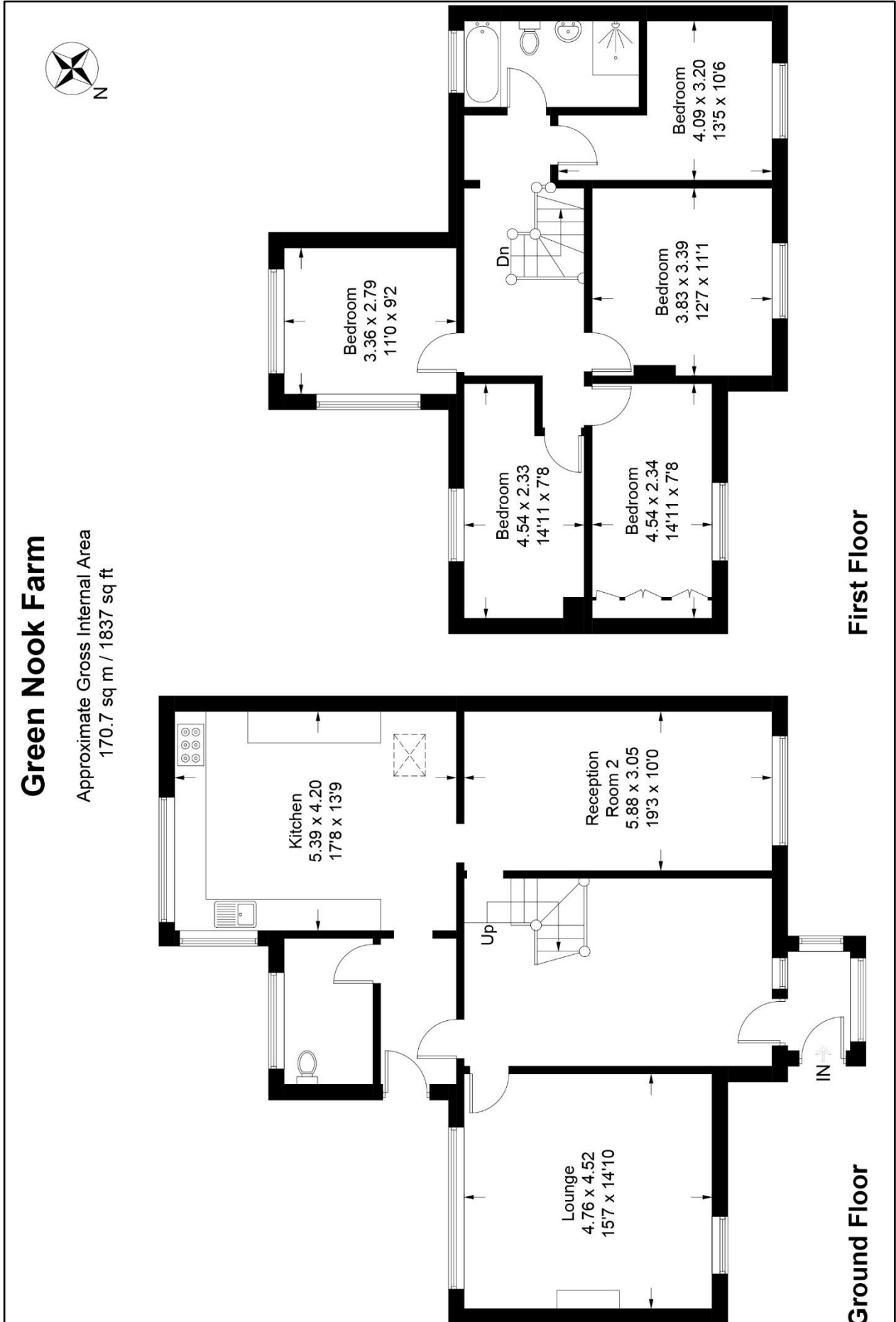
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.

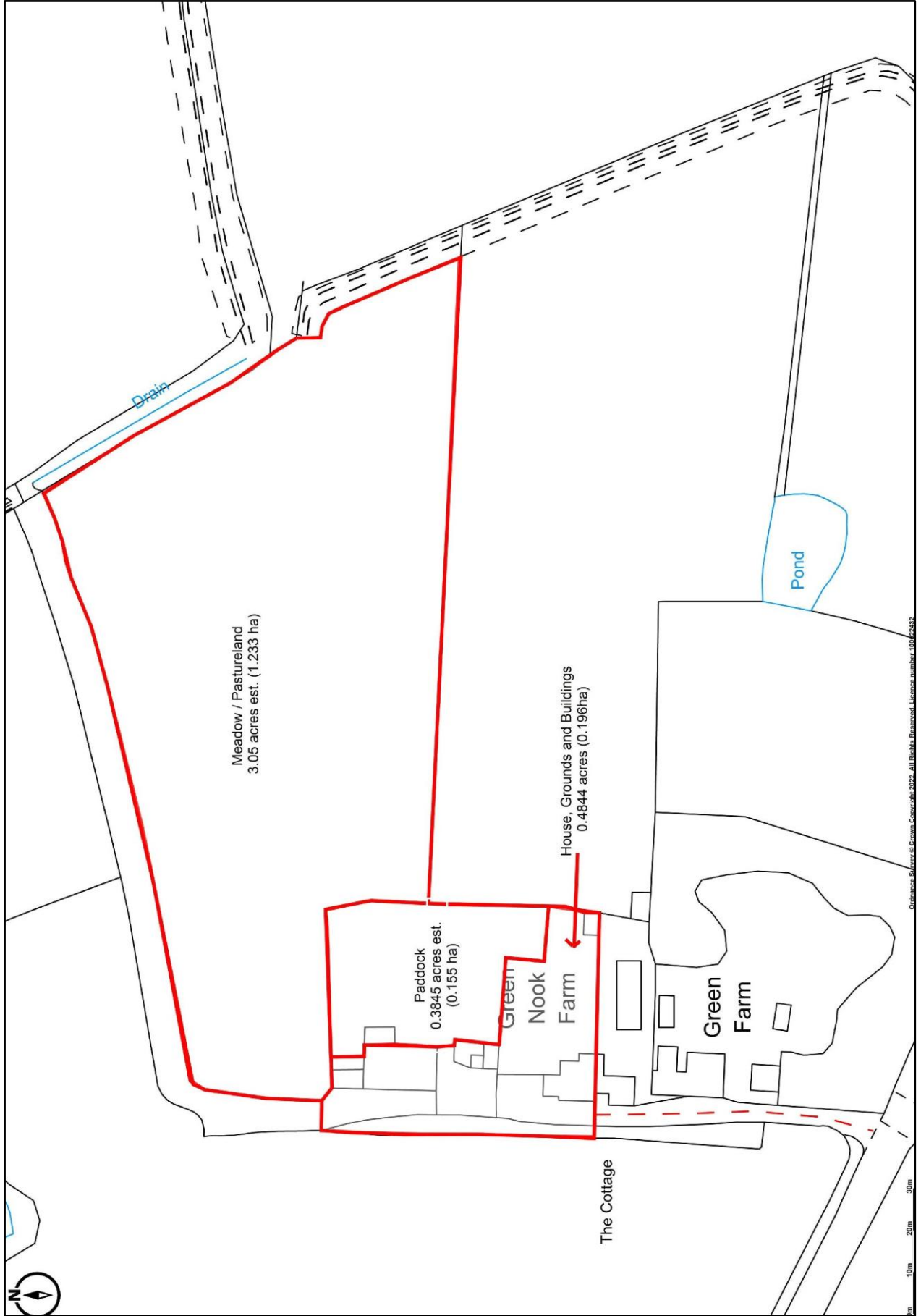
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Floor Plans



Boundary Plan



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Location Plan



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