



KIRKLAND HALL

The Avenue, Churchtown, Nr Garstang, PR3 0HX

Price: REDUCED to £1,200,000

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

A stunning Grade II Star Listed large fine period Mansion House (*historically attributed to prolific English architect John Carr of York*) set in circa 8 acres of lovely garden grounds and paddocks situated in an imposing position at the bottom of a tree-lined drive with its main façade dating back to 1760 and earlier adjoining farmhouse remains reputedly dating back into the 14th Century.

This impressive Grand Residence principally offers 4 reception room/14 bedroomed accommodation with a central internal elevator/ lift (*together with incorporating basement cellars, a 1 bedroomed gardeners cottage and sundry outbuildings*) being the cherished family home of the vendors for over 50 years and now ideally lending itself for a general programme of sympathetic restoration works to bring it back to its original splendor and prestige to create a truly magnificent private family residence or with tremendous potential for an exclusive commercial enterprise subject to necessary planning and listed building consents etc. being obtained by the purchaser.

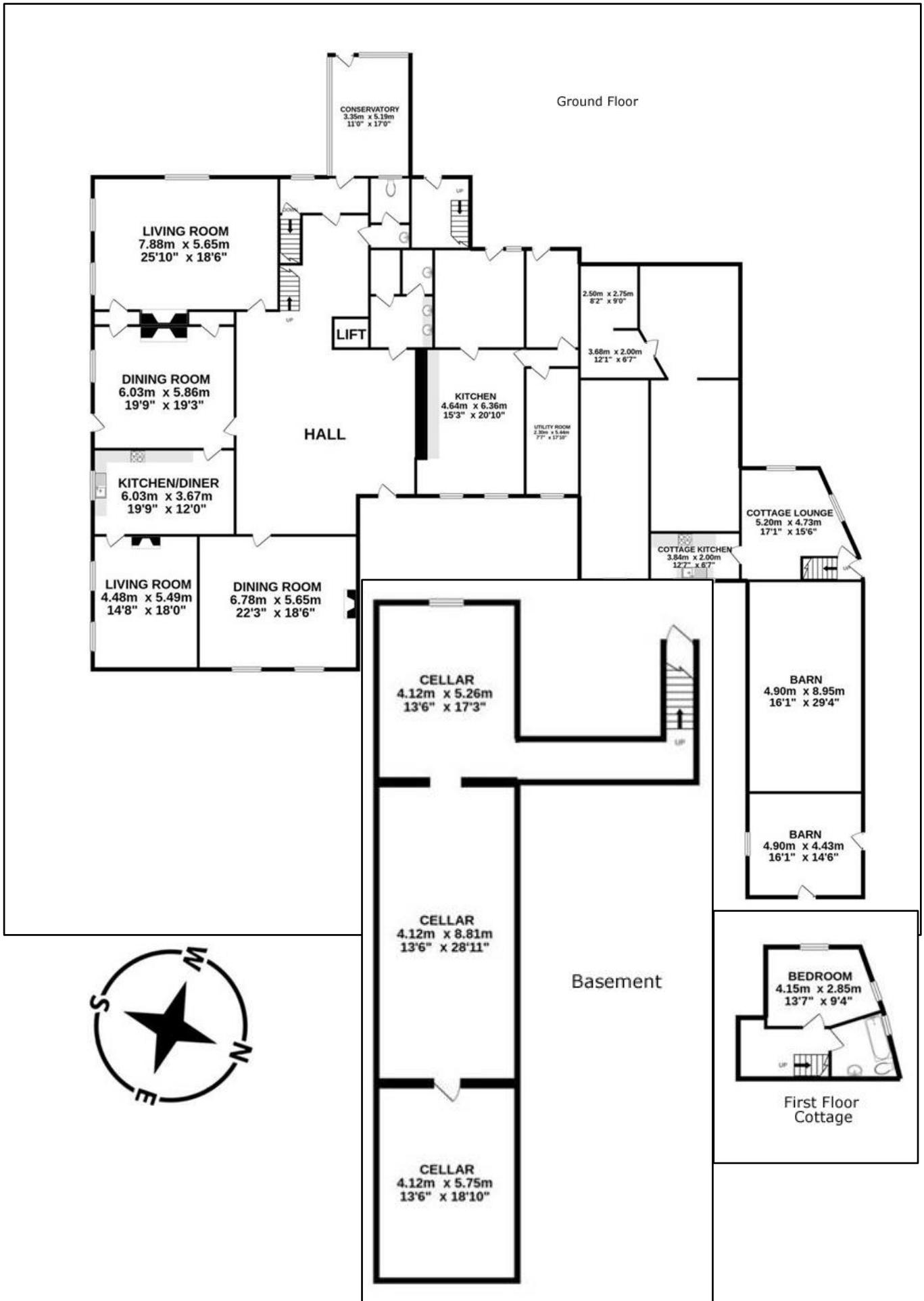
Council Tax Band H

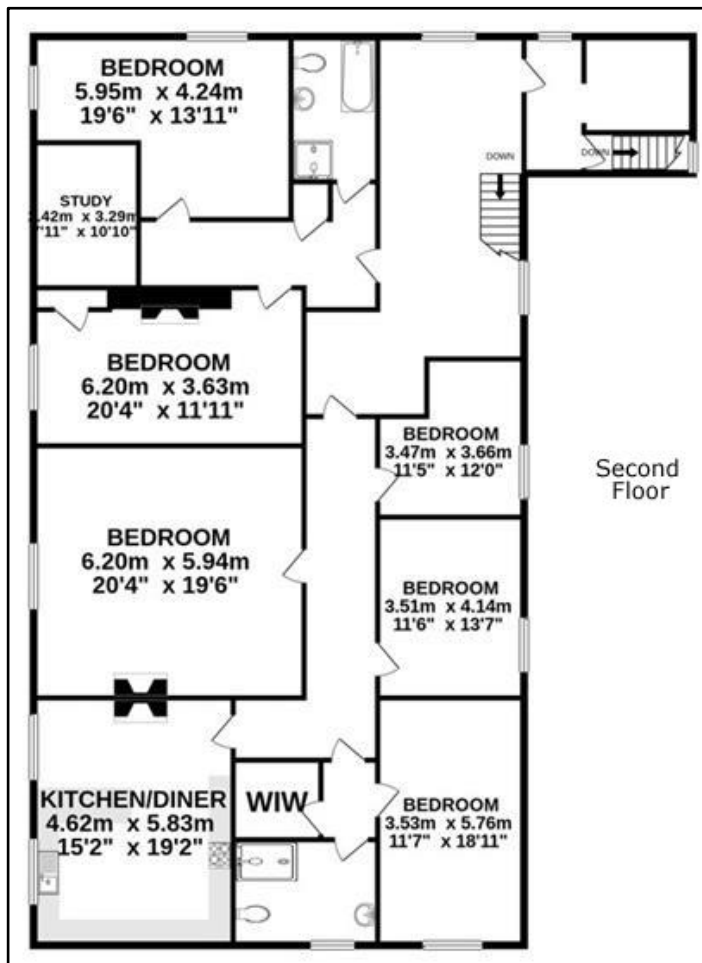
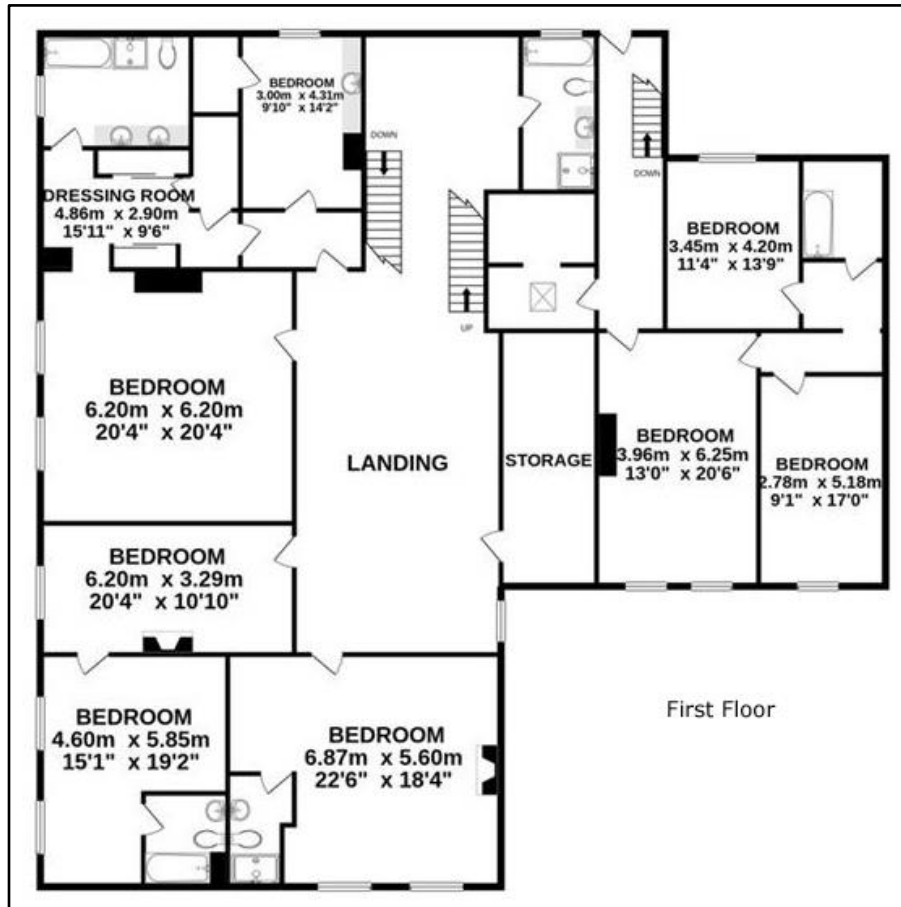
Energy Performance Certificate Band G

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Floor Plans





Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	









Services:

Mains water and electricity. Shared private septic tank drainage.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Levi Solicitors LLP, 33 St Paul's Street, Leeds, LS1 2JJ. Tel: 0113 244 9931.

Agents:

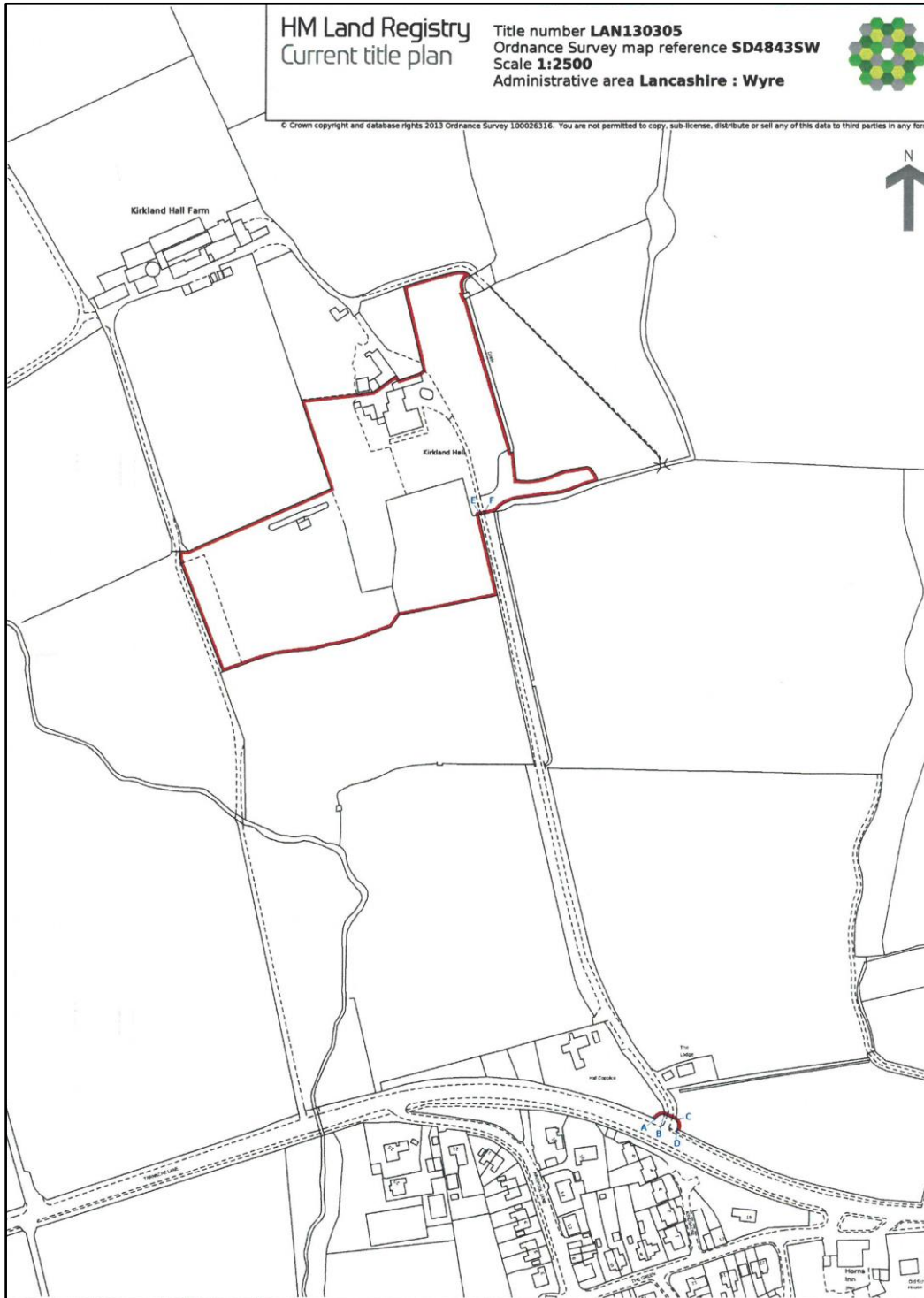
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

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.

Copy Title / Boundary Plan



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MISREPRESENTATION ACT 1967:

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