

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



## HAGG FARM

Price: £695,000

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate: Band F

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## **HAGG FARM, Shore Road, Carnforth, Lancashire, LA5 9HY**

Stunning period stone property, originally dating back to 1638. Reputed to be the oldest surviving example of an early 17<sup>th</sup> Century dwelling in the Carnforth area. The current owners have lived at the property well over 20 years and it has been a well loved and cherished family home.

Although the property has been completely renovated it still retains a wealth of original features. Outside has several private garden areas including a rear courtyard, immaculate lawns to the front, mature trees and shrubs, providing privacy and a peaceful atmosphere. Quietly hidden down shore road yet within a few minutes drive to the centre of Carnforth or the train station. Approximately 1 acre woodland, orchard garden and 4.54 acre paddock. Viewing is highly recommended to fully appreciate the location and size of this beautiful home.

### **Accommodation Comprising:**

#### **Ground Floor:**

##### **Breakfast Kitchen:**

16'6 x 16'4 (5.03m x 4.98m) Fitted base and wall units with under unit lighting incorporating 'Belfast' sink, plumbed recess for auto washer and tumble dryer recess, plumbed dish washer. 'Rayburn' oven range, and 'Worcester' central heating combi boiler providing heating and hot water (both run off LPG gas) ceramic tiled floor. Exposed beams and joists. Fluorescent lighting, open stairs with under ladder cupboard, stairs to first floor. Stone mullioned window to the front, ½ glazed door to the side courtyard.

##### **Lounge:**

17' x 15'3 (5.18m x 4.65m) Large timber and glazed front door. Stone mullioned windows to the front. Splendid stone built original fireplace housing multi-fuel stove. Exposed beam, 2 x central ceiling lights, built in shelving, TV point and radiator.

##### **Dining Room:**

17'2 x 11' (5.23m x 3.35m) Built in storage cupboard, exposed wood flooring, inset display shelving, two glazed windows and window seat with under cupboard. Exposed stone wall to one side with inset display shelving. Exposed beam and lintel, central ceiling light and radiator.

#### **First Floor:**

##### **Landing:**

Exposed beam and lintel. Central ceiling light.

##### **Double Bedroom 1:**

17'7 x 13'4 (5.36m x 4.06m) Feature stone-built fireplace housing multi-fuel stove. Glazed window, exposed beam and lintels. Central ceiling light and radiator.

##### **Double Bedroom 2:**

14'5 x 10'6 (4.39m x 3.20m) Two glazed windows, exposed beams and lintels. Central ceiling light and radiator.

##### **Single Bedroom 3:**

9'8 x 6'9 (2.95m x 2.06m) fitted bookcases, exposed beam. Central ceiling light.

**Bathroom:**

7'1 x 6'10 (2.16m x 2.08m) Modern 3 piece suite in white comprising paneled bath with electric shower over, low flush WC and pedestal wash hand basin. Part tiled walls, central ceiling light and radiator.

**Double Bedroom 4:**

16'6 x 9'2 (5.03m x 2.79m) Feature stone fireplace with Georgian cast iron inset. Built in storage cupboard. Glazed window with window seat. Central ceiling light and radiator.

**Second Floor:****Attic Room:**

40' x 15' (12.19m x 4.57m) Fully boarded for storage purposes.

**Outside:****Front:**

Private front garden mainly laid to lawn with mature trees, shrubs and a selection of cottage garden planting and gravelled paths.

**Side:**

With patio area, pagola, raised fish pond, mature plants, trees and shrubs.

**Courtyard at the Side:**

Private and secure courtyard laid with stone flags and surrounded by a stone wall.

**Land:**

Adjoining orchard/woodland extending to approximately 1 acre. Paddock to the side approximately 4.54 acre.

**Services:**

Mains water, electricity and drainage connected.

**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.**

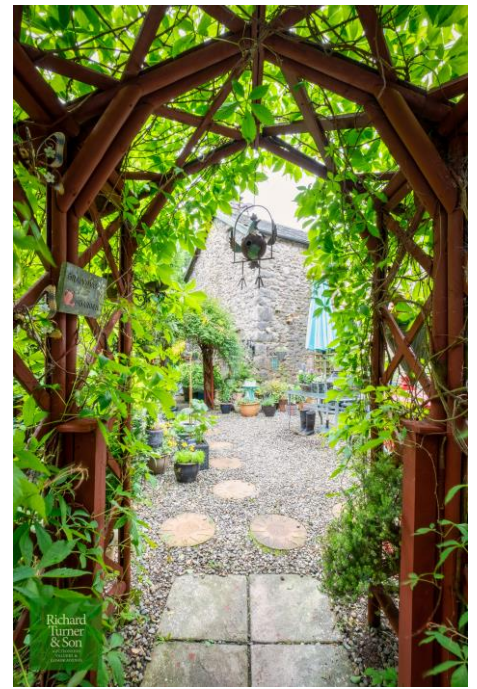
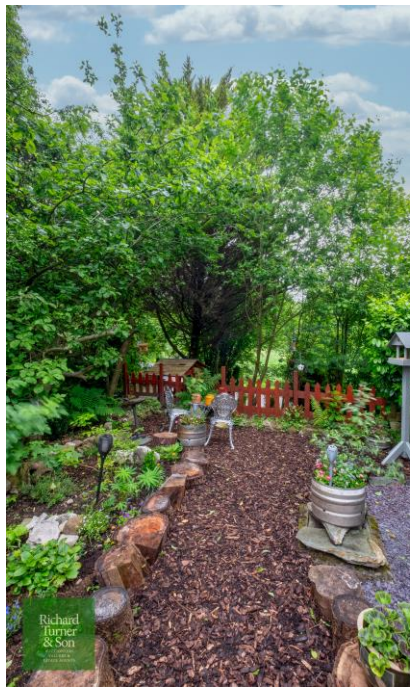
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

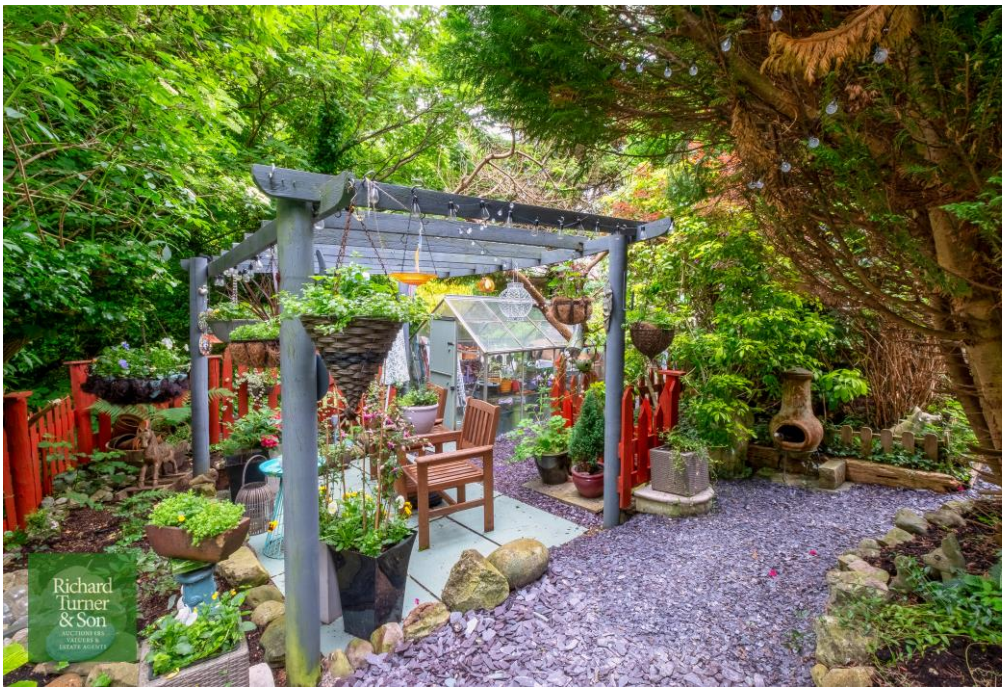
***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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


















# Hagg Farm

Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft

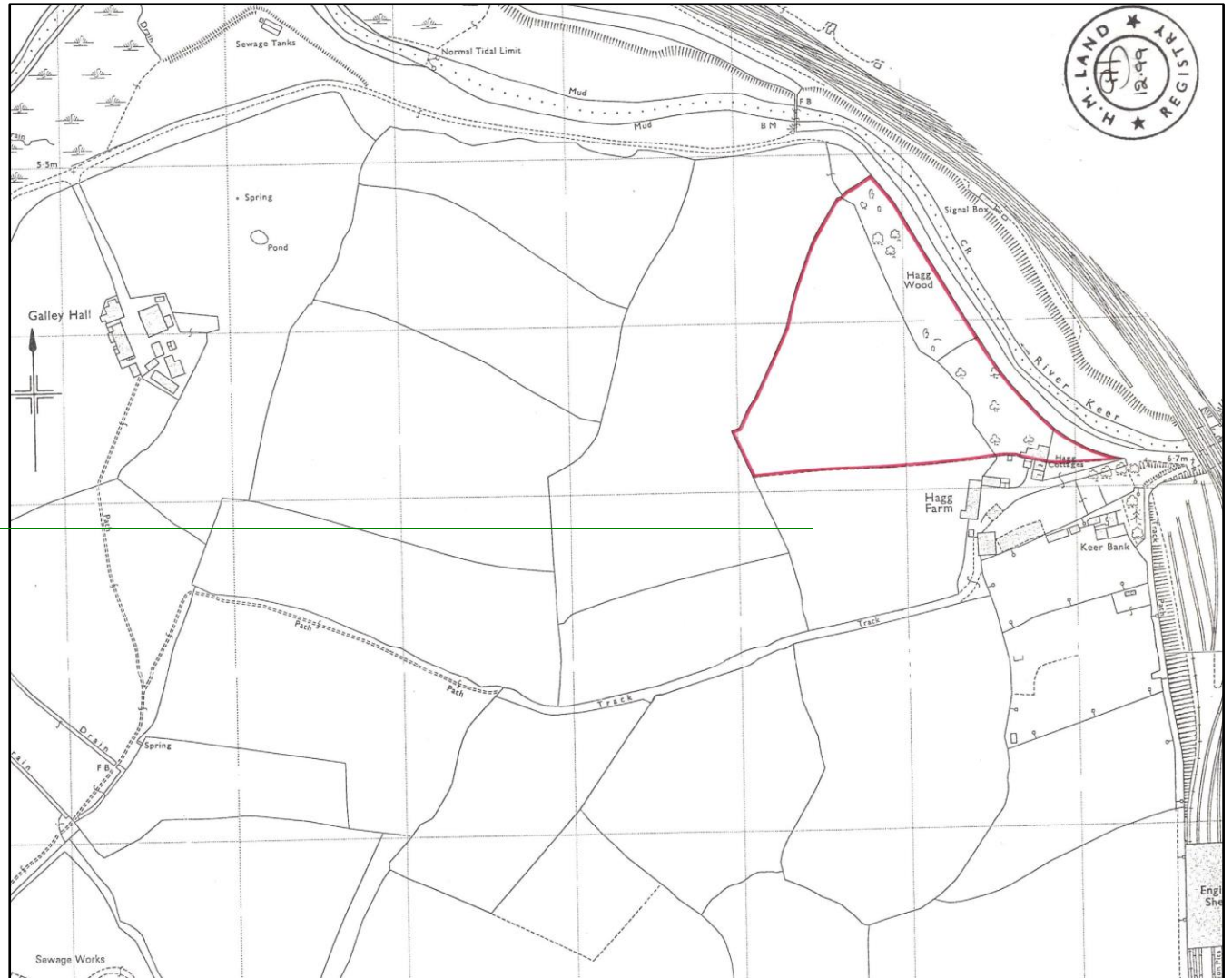


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090548)

## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	25	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Copy Title / Boundary Plan



### MISREPRESENTATION ACT 1967:

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