



**Moss House Farm
Bay Horse Lane
Catforth
PR4 0HN
Set in 21 acres
OIRO £1,295,000**

A charming and compact renovated 4 bedroom farmhouse with 20 acres of land, buildings and equine facilities. A desirable and lifestyle property in a peaceful setting ripe for further development of the farmyard buildings including planning permission for an 60' x 40' agricultural building and an existing 2 bedroom static accommodation. A multi functional property with many elements that will be of interest to a wide audience of buyer types.

For sale by private treaty

Viewings by appointment only contact Sawley office ref JT.

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

Description

Located on the outskirts of the village of Catforth in the Preston district of Lancashire Moss House Farm is easily accessible on the side of Bay Horse Lane. The farm comprises of a renovated detached 4 bedroom farmhouse constructed from brick with a painted render finish and slate roof over. To the rear of the farmhouse are a range of modified agricultural buildings giving rise to approximately 12 horse and pony stables including foaling box and additional tack rooms and feed storage. Other buildings include livestock sheds and traditional brick built buildings some in a dilapidated condition alongside a 30m x 20m all weather ménage. The holding also has the benefit of full permission for a 2 bed static caravan/annex to the main living accommodation and further planning permission for an 60' x 40' agricultural building within the 22 acres of good level low lying agricultural land. Moss House presents itself with great potential for further development or would appeal to a family requiring land and buildings for agricultural or equine purposes.

The Farmhouse

A 4 bedroom detached residence with entrance from the front comprises as follows:

Snug (4.46m x 4.13m)

Positioned at the front of the property having windows to the front and side elevations providing views around the property and ample natural light. A feature Inglenook fireplace with log burner and slate hearth with exposed timber mantel piece over. The floor is currently uncovered with exposed asphalt. The room is fitted with a centre light fitting and 8 double electric sockets, TV point and broadband.



Lounge/Diner (10.87m x 4.13m)

A large open plan room with external door to the rear of the property a large exposed brick Inglenook fireplace located to the middle of the room. The room has a newly fitted wood effect laminate floor throughout and centre light fittings in the front with spotlights to the ceiling at the rear dining end. The room has plentiful amounts of natural light available from the two front facing windows looking out across open countryside. There are ample 8 double electric sockets and a panel radiator on the internal wall.



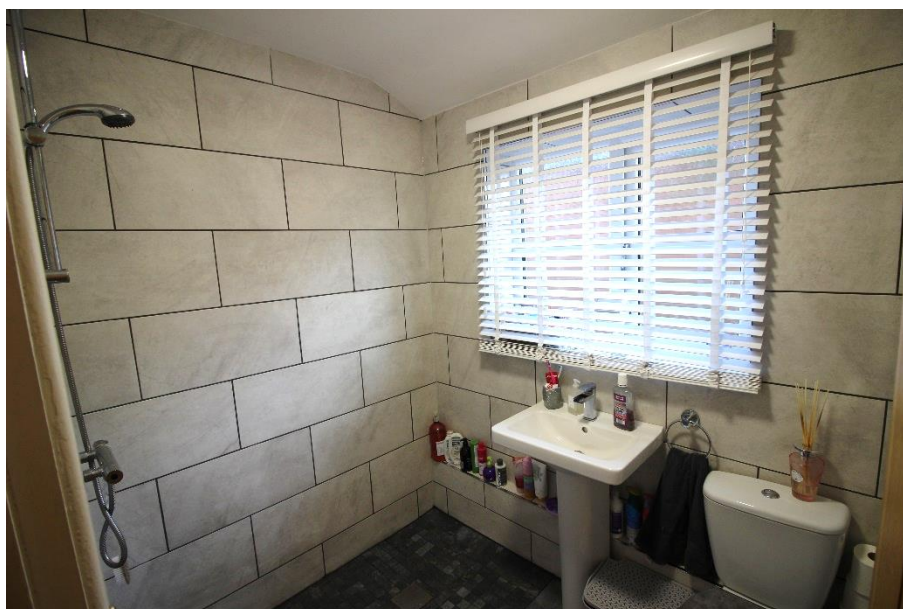
Kitchen (3.27m x 5.76m)

Located to the rear of the farmhouse with external doors to the outside yard the kitchen has fitted wall and base units with a tiled floor, single stainless steel sink and drainer including mixer tap, 6 double electric sockets, cooker point and fluorescent light strip to the ceiling and panel radiator. The walls have been stripped of plaster currently for refurbishment purposes.



Bathroom (2.27m x 1.58m)

Located on the ground floor providing a large fully tiled wetroom. The room has pressurised mains shower, pedestal wash basin under the external window, low level flush wc, extractor fan and centre light.



First Floor Central closed tread staircase leading to landing area with 4 double bedrooms leading off.

Master Bedroom (4.46m x 4.13m)

A double room to the front of the property with windows to the front and side elevations. A carpeted floor, centre light fitting, panel radiator and 4 double electric sockets. The room also contains a shelved cupboard with double wardrobe doors to the left hand corner.

Bedroom 2 (5.6m x 3.27m)

Located to the rear of the property this double room has windows to the side and rear elevations. A carpeted floor with centre light fitting, 3 double sockets, panel radiator and access to the attic.

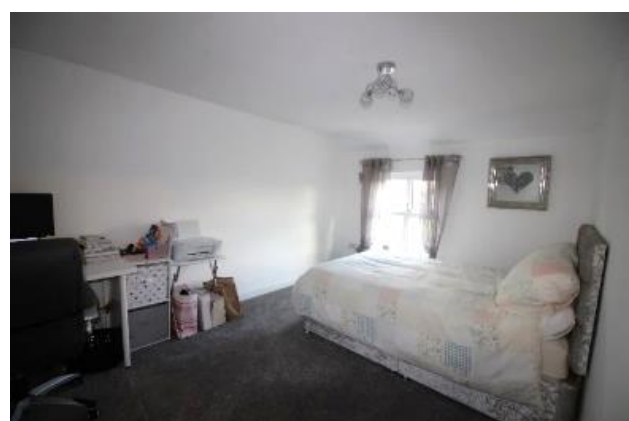


Bedroom 3 (3.37m x 3.22m)

Positioned in the middle of the farmhouse at the front of the property with large low level window to the front this double bedroom has a centre light fitting and 3 double electric sockets with carpeted floor.

Bedroom 4 (4.13m x 3.06m)

A larger double bedroom with carpeted floor, window to the front elevation, centre light fitting, panel radiator and 3 double sockets



Externally

Access is given directly off Bay Horse Lane to the side of the farmhouse leading towards the rear yard, buildings and ancillary accommodation. To the side of the farmhouse is a car parking area suitable for approximately two vehicles giving direct access to the front door or rear door. To the front is a gravelled garden area bordered by a low level timber post and rail fence and part red brick wall to one side.

Farmbuildings

Shown on the attached site plan a range of traditional and modernised farm buildings to include.

Dairy Parlour and Shippon (45' x 30') (Building No. 1 on site plan)

Traditional red brick building with fibre cement roof sheets over, concrete floor currently disused for the purposes of livestock housing but provides storage with access given at both gable ends.



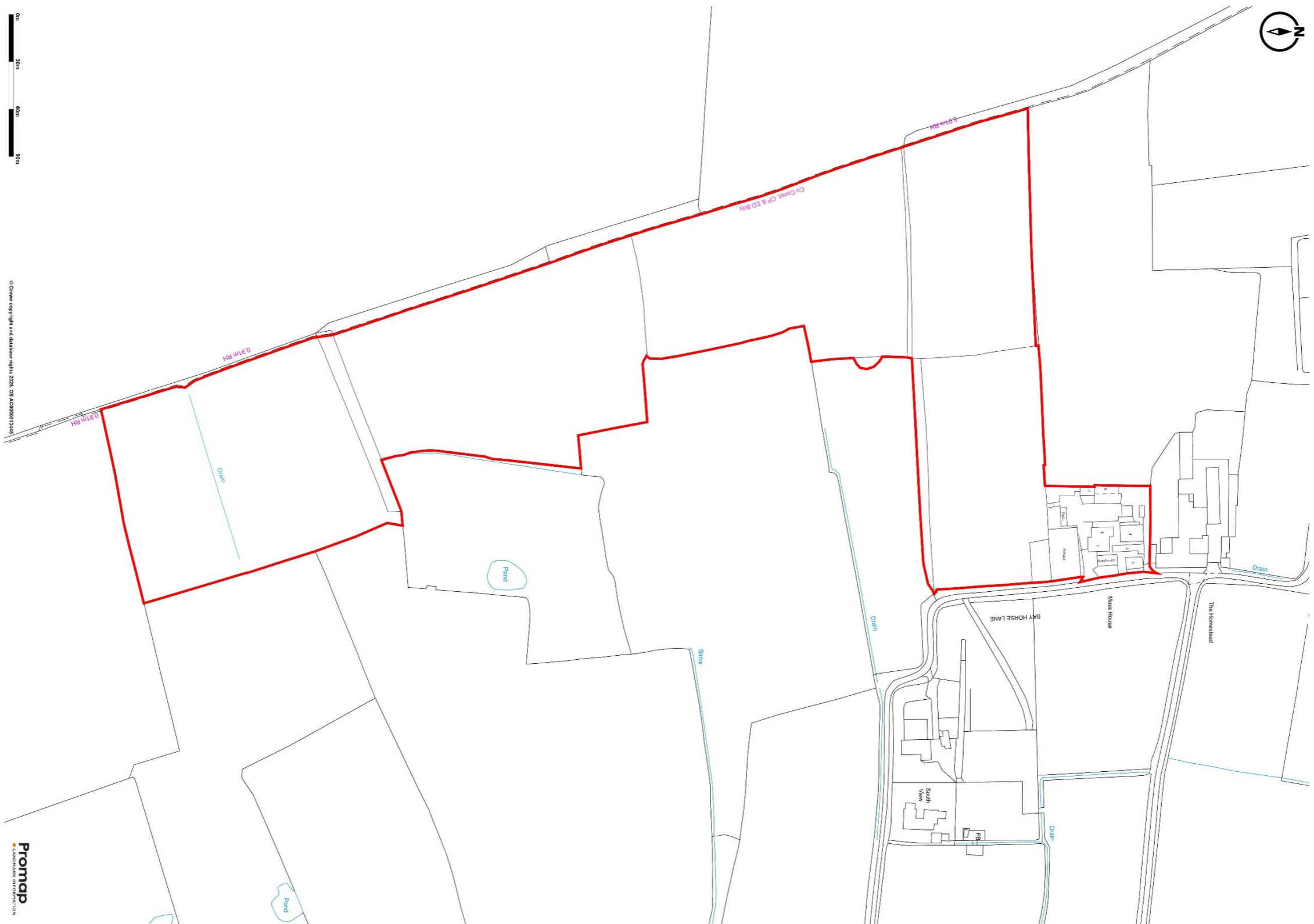
Shippon (65' x 14') (Building No. 2 on site plan) A monopitch ex cow shippon with corrugated tin roof sheets to the roof and sides, concrete floor in a dilapidated condition.

New Shippon (35' x 25') (Building No. 3 on site plan) A brick built traditional building with slate roof over, concrete floor and semi derelict state of repair.

3 Bay Stable Block (45' x 35') (Building No. 4 on site plan) A steel portal frame building approximately 15' to eaves with a concrete floor, fibre cement roof sheets and box profile cladding, the building has a lower level overhead to both side elevations. Internally the building is divided by fabricated stables forming in total 6 horse stables and 1 foaling box.



Stable Block (45' x 20') (Building No. 5 on site plan) A concrete brick and block built mono pitch building with box profile tin roof sheeting over a concrete floor used as stabling for 4 horse stables in fabricated removable partitions.



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Silage Clamp (75' x 40') Ex silo with concrete floor and concrete sleeper sides.

4 Bay Pole Barn (48' x 20') (Building No. 6 on site plan) Earth floor, mono pitch livestock building with box profile tin sheet roof.

Sheep Building (30' x 20') (Building No. 7 on site plan) A concrete brick built building with corrugated fibre cement roof sheets and a concrete floor.

Ménage (30m x 25m) An all weather sand and fibre surface with timber post and rail fencing.



Static Caravan (2 bed) Ancillary accommodation comprising a two bedroom static caravan with kitchen and bathroom plumbed into mains electricity, mains water and own private water treatment foul water plant. Providing a rateable council tax (rate A) banded property.

Land

Shown on the attached plan edged red extending to approximately 20 acres or thereabouts of good quality flat meadowland. The 5 parcels are well maintained with good external boundary fences and hedges in a stockproof condition.





The land is capable of cropping for forage 2 - 3 times per year and has a small area of mixed species woodland to one section. The land also benefits from planning permission which has recently been granted under application number 06/2024/0600 for a 60' x 40' steel portal frame agricultural building.



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

Local Authority – Preston City Council

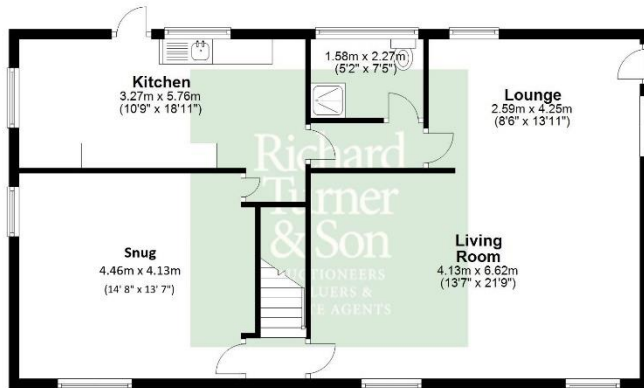
Council Tax Band – F

EPC Band – E

Services – Mains electric, mains water, oil fired central heating and septic tank drainage.

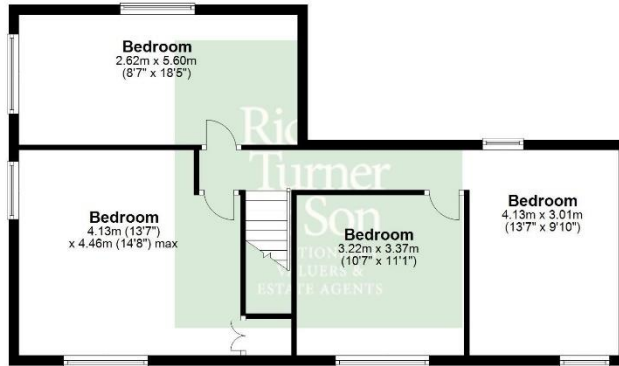
Ground Floor

Approx. 85.1 sq. metres (916.3 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.4 sq. feet)

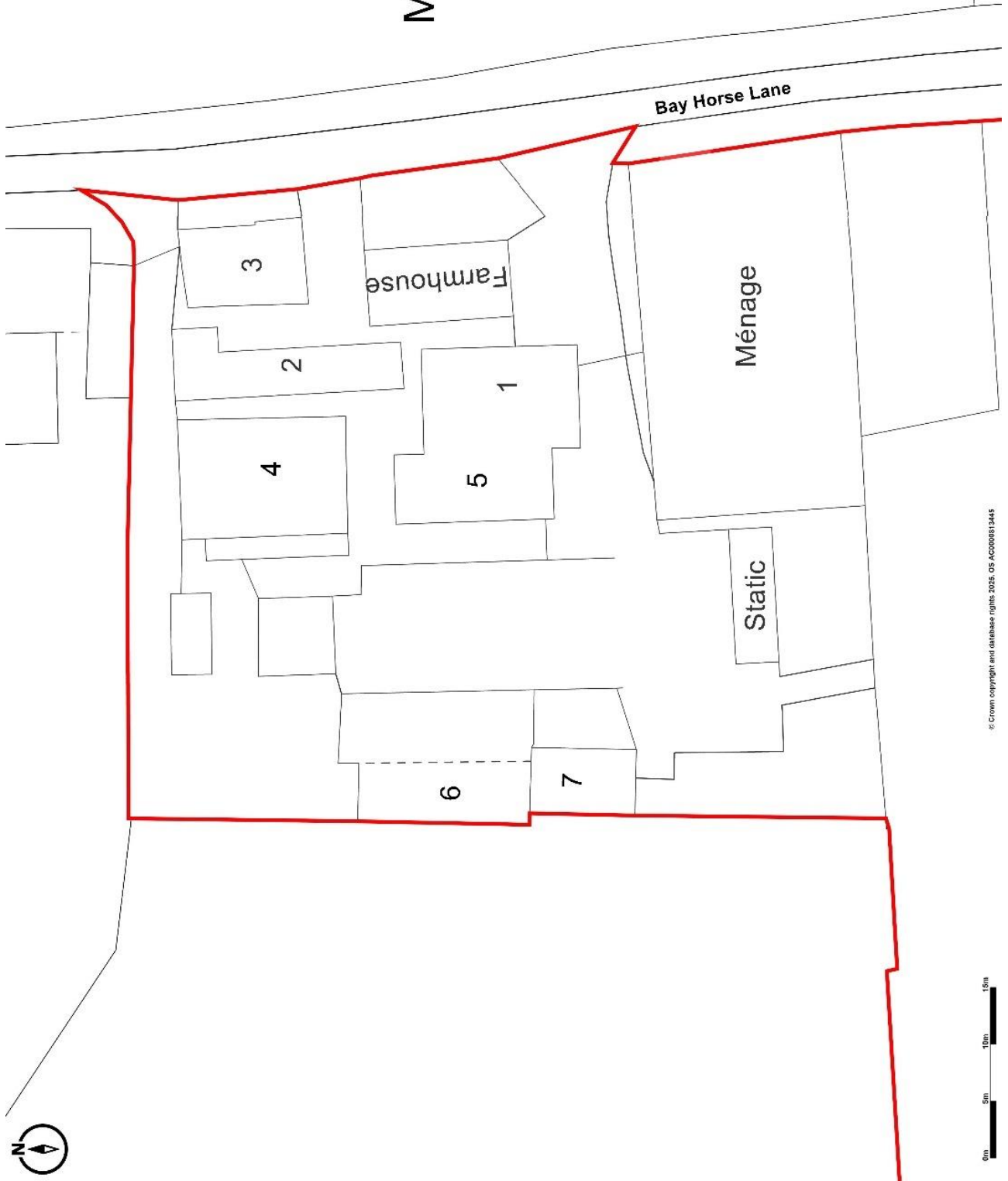


Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

Moss House Farm

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Moss House

Bay Horse Lane

3

2

4

5

1

6

7

Farmhouse

Ménage

Static



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