

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

**Modern 5 Bedroomed Barn Conversion Residence with 4575 sq ft (425.03m²)
General Purpose/Storage Buildings**

(with potential for alternative uses subject to appropriate planning permission being obtained)

Newcroft, Berry's Farm, Conder Green, Thurnham, LA2 0BG

Price: £595,000 Region



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

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

A wonderful character residence lovingly converted circa 2006 from a traditional stone barn and ancillary farm buildings offering spacious 5 bedrooomed accommodation together with an immediately adjacent range of principally 3 attached modern general purpose/storage buildings extending to circa 4575 sq ft (425.03m²) with potential to generate a useful alternative income if so desired or for alternative uses subject to appropriate necessary planning consents being obtained by the purchaser. The property is situated amid a small cluster of properties and approached via a short, shared private driveway on the edge of the small rural Hamlet of Conder Green conveniently within easy reach of Glasson Docks, Lancaster and Garstang and only 2.5 miles from Junction 33 of the M6.

Accommodation Comprising: (Oil fired central heating and full sealed unit double glazing installed).

Ground Floor:

Entrance Porch:

7'8 x 7' (2.34m x 2.13m) Glazed outer and inner doors and side panels, exposed stone walls, stone flag floor, halogen downlighting.

Dining Hall:

24'2 x 14' max (7.37m x 4.27m max) Feature stone archway, exposed beam and lintels, stone tiled floor, centre light, wall lights, radiator.

Lounge:

19'11 x 17'2 (6.07m x 5.23m) Feature stone fireplace housing multi-fuel stove, 2 x French doors, exposed stone wall, exposed beams, wood laminate flooring, radiator.

Kitchen:

13'11 x 12'3 (4.24m x 3.73m) Comprehensive range of fitted cupboards and units incorporating Granite worktops with recessed sink, integrated electric double oven, American style fridge freezer recess, halogen hob with extractor hood, wine cooler, integrated dish washer and tiled splashbacks, stone tiled floor, Velux, mini halogen downlighting.

Utility Room:

13'10 x 5'7 (4.22m x 1.70m) Stainless steel single drainer sink unit and work surfaces with tiled splashbacks, appliance recesses, stone flag floor, centre light, central heating boiler.

Inner Hall:

16'8 x 3' min (5.08m x 0.91m min) Open feature staircase, wood laminate flooring, centre light, radiator.

Double Bedroom 1:

14'1 x 12'11 (4.29m x 3.94m) Wood laminate flooring, centre light, radiator.

Double Bedroom 2:

20'9 x 13'10 (6.32m x 4.22m) This room has two windows and could easily be divided into two small double bedrooms if desired, exposed beam, Velux, 2 x centre lights, wall mounted TV point, bed head lighting.

En-Suite Shower Room:

7'7 x 4' (2.31m x 1.22m) Shower cubicle, WC, pedestal wash hand basin, tiled floor and splashbacks, centre light fitting, auto vent.

First Floor:

Landing:

16'4 x 3'1 (4.98m x 0.94m) Velux, mini halogen downlighting.

L-Shaped Bedroom 3:

13'5 x 9' (4.09m x 2.74m) Plus 7' x 7' (2.13m x 2.13m) Exposed beam, wall lights, radiator.

Double Bedroom 4:

19'10 x 17' max (6.05m x 5.18m max) Built in twin wardrobes, centre light.

En-Suite Bathroom:

6'4 x 5'6 (4.09m x 2.74m) Comprising bath, WC, pedestal wash hand basin, tiled splashbacks, tiled flooring, Velux, radiator.

Bedroom 5:

13'5 x 9' (4.09m x 2.74m) Built in wardrobes, chest of drawers and bedside cabinets. Wall mounted TV point, centre light, radiator.

En-Suite Bathroom:

6'10 x 5'5 (2.08m x 1.65m) Comprising King size shower cubicle, feature contemporary glass wash basin and WC. Tiled splashbacks, tiled flooring, Velux, centre light, auto vent.

Outside:

Front:

Shared short private driveway leading to gravelled frontage private parking areas.

Side/Rear:

Enclosed patio areas and second shared private driveway leading to concreted yard and buildings and providing further access to the rear of the residence.

Buildings:

Steel portal framed building 90' x 30' (27.43m x 9.14m) approx. adjoining steel portal framed building 50' x 25' (15.24m x 7.62m) approx. with a twin shower block timber clad garage/stables 25' x 25' (7.62m x 7.62m) approx.

Services:

Mains water and electricity; Shared private drainage system. Oil fired central heating installed.

Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Solicitors:

TBC

Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, 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.













Floor Plan



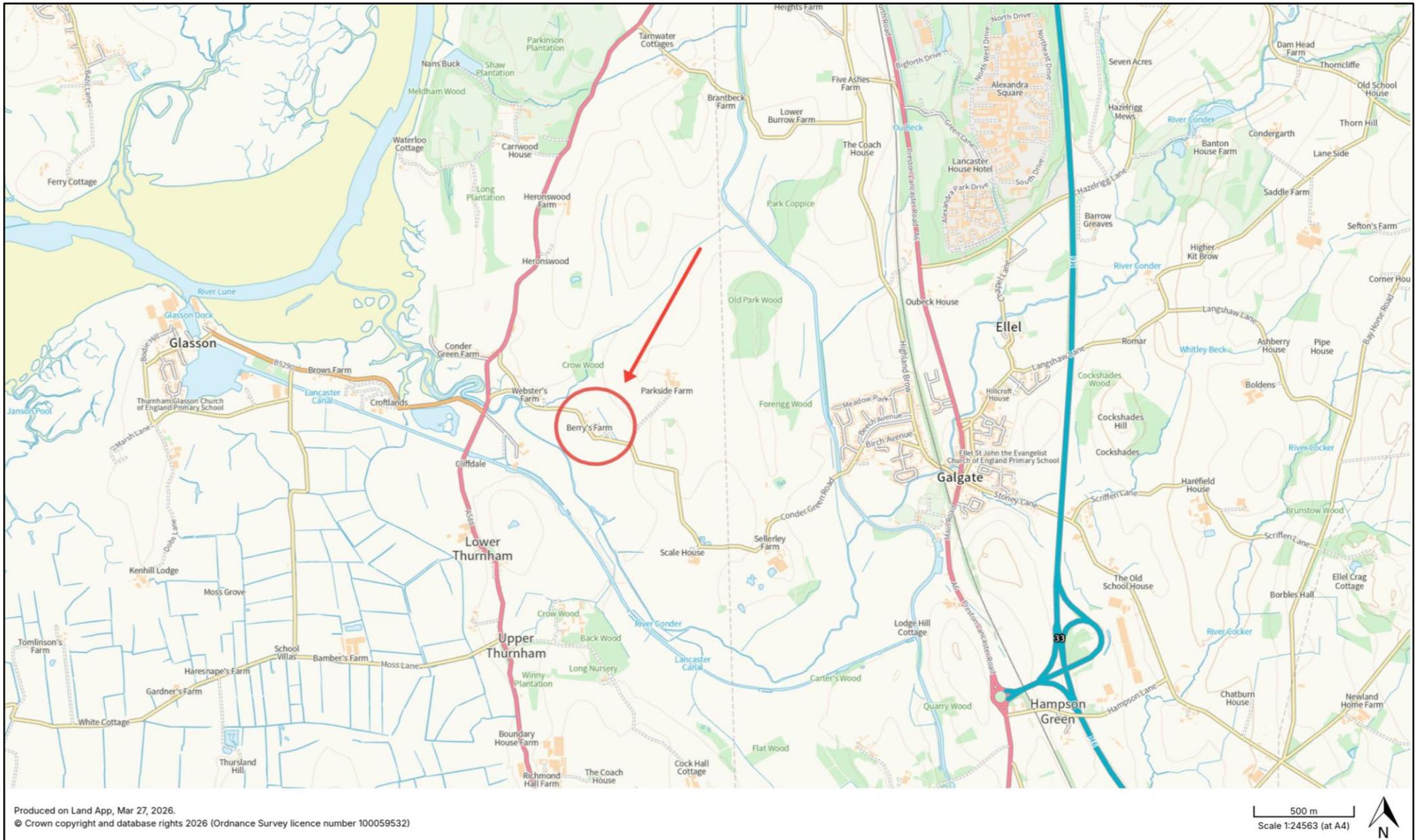
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Copy Title Plans



Location Plan



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