



**Dale House Farm, Four Acre Lane, Thornley
Longridge, Preston PR3 2TD**

Longridge 4 miles

Clitheroe 8 miles

Dale House Farm, Four Acre Lane, Thornley, Longridge, Preston PR3 2TD

A charming four bedroom detached residence in a private setting of almost 1.5 acres with a detached four bay stonebuilt barn commanding extensive views of the Hodder Valley and hills beyond. The residence is stonebuilt under a slate dual pitch roof with front entrance porch of similar structure and a glazed conservatory forming the front corner of the west gable.

Situation From Longridge Road between Longridge and Chipping turn opposite Thornley Primary School onto Hope Lane and turn left after 600 yards onto Forty Acre Lane and right after 200 yards onto the access road to Dale House Farm which is 500 yards long rising 50 yards in height through an open field to Dale House Farm Entrance, the boundary of which is secured by a cattle grid and gate leading onto a cobbled yard with the barn on your right and the house on your left.

The Market Towns of Longridge and Clitheroe are within easy reach with busy shopping streets, major supermarkets / discount stores, pubs, restaurants, cafes, medical centres, hospital, schools for all ages, petrol stations, recreation parks, riverside and moorland footpaths close by. A public footpath does run through Dale House Farm curtilage.

Council Tax - band G

Energy Performance Certificate - band F

Tenure Freehold with vacant possession

Price Guide £750,000

Viewing Strictly by appointment through the selling agents

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to sawley@rturner.co.uk

Informal Tender The method of sale is by informal tender with offers to be made on the tender form provided. Offers are subject to contract and must be received by the Selling Agents on or before 12noon Friday 30th August 2024.

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.

MISREPRESENTATION ACT 1967:

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Front Entrance Porch 6' 6" x 5' 0" stone flag floor, side window and solid wood outer and inner doors to the hall.

Main Hall 16' 9" x 14' 4" fitted carpet, front window with undersill radiator, stonebuilt fireplace with stone hearth and combustion stove, pointed stonework to the rear wall with open single flight stairway to the first floor, timbered ceiling with centre ceiling light.

Study 11' 8" x 10' 10" fitted carpet, front window with undersill radiator, pine boarded wall cladding to two walls with cupboards and shelves, centre ceiling light.

Boiler Room 5' 6" x 4' 6" tiled floor, Warmflow central heating boiler, shelving, ceiling light.

Lounge 17' 12" x 13' 3" fitted carpet, front window with undersill radiator, rear window, stonebuilt fireplace with stone flag hearth and combustion stove, beamed and timbered ceiling with centre ceiling light.

Second Hall 17' 10" x 10' 0" fitted carpet, two front windows with undersill radiator, pair of glazed doors to the rear garden, pointed stonework to an internal wall with open single flight stairway to the first floor, beamed ceiling with centre ceiling light.

Kitchen Dayroom 18' 2" x 18' 2" flagged floor, range of wood wall display cupboards and worktop units incorporating a Classic 110 six ring ceramic hob, double oven electric cooker range, Bosch dishwasher, space for fridge, white porcelain sink and drainer under one front window and cupboards and shelves under two more front windows, rear window with undersill radiator, pair of glazed doors to the conservatory, stone surround fireplace with stone flagged hearth coloured tile back with combustion stove, beamed and timbered ceiling with two ceiling lights and five recessed ceiling lights.

Conservatory 11' 3" x 8' 4" tiled floor, timber framed glazing to two sides on a base wall with monopitch glazed roof with two velux roof lights, glazed door to the front pathway, two wall lights and extensive views.

Utility 11' 3" x 8' 3" stone flagged floor painted white, rear entrance door, rear window, deep white porcelain sink under the gable window, wall radiator, coat pegs, fluorescent ceiling strip light, rope operated suspended clothes drying rack, separate flush toilet with gable window and ceiling light.

First Floor Two carpeted single flight stairways lead from the main hall and the second hall to a carpeted corridor landing with a step down to a lower level over the main hall, three rear windows with an undersill radiator to the middle window, four inner wall lights and a ceiling light at the head of the second hall stairway.

Bedroom 1 18' 0" x 16' 5" fitted carpet, front window with undersill radiator, rear window and two gable windows, two bedhead wall lights, overhead picture wall light and overhead mirror wall light. **Ensuite** with tiled floor, full wall tiling, white range of siphonic toilet, pedestal wash basin, curved panel bath with shower screen and chrome shower fitting, front window, heated wall mounted towel rail and ceiling light.

Bedroom 2 14' 0" x 13' 0" fitted carpet, front window with undersill radiator, range of fitted wardrobes, matching dressing table with drawers and wall mirror, cupboards with shelves, loft access and six recessed ceiling lights.

Bathroom 12' 7" x 6' 4" tile effect floor, full wall tiling, white range of siphonic toilet, pedestal wash basin, oval panel bath, curved glass corner shower closet with chrome shower fitting, velux roof light and four recessed ceiling lights.

Bedroom 3 14' 4" x 9' 10" fitted carpet, front window with undersill radiator, wall mirrors, loft access and centre ceiling light.

Ensuite 12' 4" x 6' 10" tile effect floor, full wall tiling to two walls, front window with undersill radiator, white range of siphonic toilet, vanity wash basin, curved glass corner shower closet with chrome shower fitting, airing cupboard with hot water cylinder with immersion heater and shelf and four recessed ceiling lights.

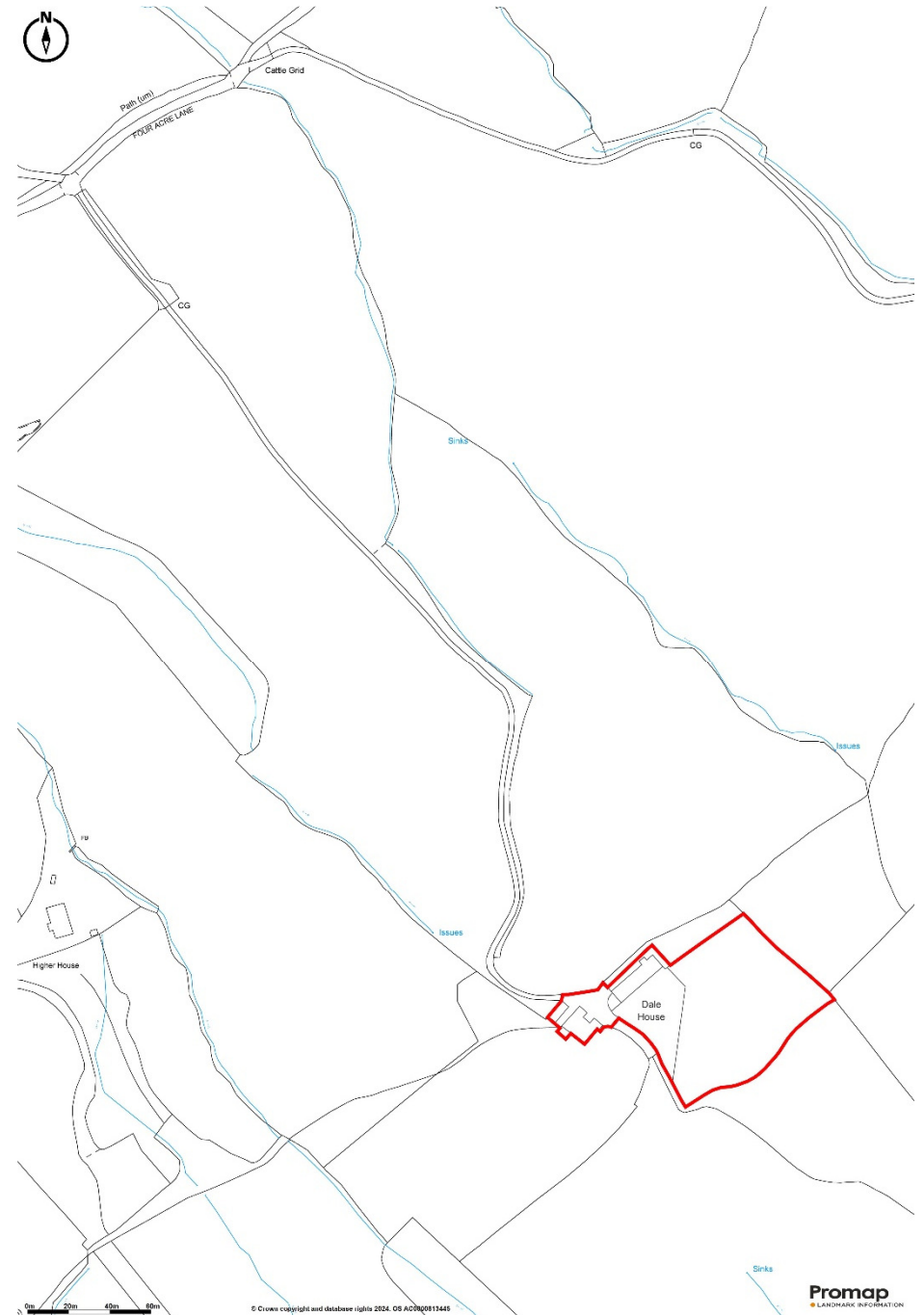
Bedroom 4 11' 6" x 11' 2" fitted carpet, front window with undersill radiator, rear window, gable window and two ceiling lights.

Four Bay Barn 44' x 24' Stonebuilt under a corrugated cement dual pitch roof with cobble floor to the upper level hay bay and threshing bay with barn doors front and rear and concrete floor to a three step down two bay level with 8 stall cow shippon rear single door, gable single door 2 windows and 2 bay hay loft above. **Front Leanto Stable** 16' 9" x 13' 3" stonebuilt with single door, concrete floor, small window and cockloft. **Adjoining Front Shippon** 14' 3" x 13' 6" stonebuilt with single door large window and shippon for 4 cows with first floor loft 15' 3" x 13' 6" accessible via a flight of stone steps outside the gable wall.

Two Bay Shed 33' x 15' cobbled floor, open front, stone walls and monopitch roof with cement fibre roof cladding.

Garden The front of the property has a stone wall boundary to the neighbouring farmer's meadow. There is a cobbled yard between the residence and the barn with adequate turning and parking space for vehicles. To the rear is a lawn rising to the tree line boundary with steps to a two tier patio commanding extensive views of the Loud Valley, Hodder Valley and hills beyond.

Services Mains water, electricity and private sewage treatment. Oil fired central heating. Double glazing throughout.



House Rear Elevation



Kitchen Dayroom



Lounge



Main Hall



Second Hall



Conservatory



Utility



Bathroom



Study



Bedroom 1



Bedroom 2



Bedroom 4



Bedroom 1 Ensuite



Bedroom 3



Bedroom 3 Ensuite



Detached Barn





Promap
LANDMARK INFORMATION

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