

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

Price: £550,000



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate: Band C

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Hothersall, Nr Ribchester, Preston,

Idyllic 2 bedroomed cottage located in a quiet countryside hamlet with fantastic equestrian facilities.

Richard Turner & Son are delighted to offer for sale this immaculate equestrian property, which benefits from tranquil surroundings in open countryside. This contemporary cottage, situated off a quiet, single track lane, in a semi - rural location, provides everything for the equestrian enthusiast: with bridleways close by and 'Northcote' and 'Myerscough' equestrian centres within a 20 minute drive. The property has been fully renovated and extended to a very high standard taking advantage of the rear open aspects. The accommodation briefly comprises: - entrance porch, lounge, contemporary living/dining kitchen, utility room and ground floor shower room. To the first floor are two double bedrooms (master with walk-in wardrobe/dressing room) and bathroom.

The property benefits from underfloor heating to the ground floor and radiators to the first floor, served by an air source heat pump.

The property is in a quiet secluded position. Parking is to the front of the property or adjacent to the stables. To the rear of the cottage is a paved courtyard garden with a gate leading to the grass paddocks, riding arena, stables, tack room, under cover storage and foaling box/storage barn.

Viewing is highly recommended to fully appreciate this immaculate home which benefits from views of open countryside, fully embraced by the design of the rear of the property. It is perfect for those who want to pursue their equine interests, with the added benefits of equally immaculate outdoor facilities.

Accommodation Comprising:

Ground Floor:

Entrance Porch:

6'1 x 3'8 (1.85m x 1.12m) Solid Oak door and window to the side. Velux window to the roof. Tiled floor, built in seat with shoe storage below, solid oak shelving above coat hooks. Brushed chrome light switch and double socket. Stone lintel over a half glazed/solid oak door leading through to the lounge.

Lounge:

15'2 x 14'1 (4.62m x 4.29m) Hardwood double glazed window to the front and PVC to the side aspect (both with fitted blinds). Two wall light points, spotlights and centre ceiling light. Built in cupboard housing the electric meter and a telephone point, internet (also sky TV available). Engineered oak flooring, oak stairs with glass balustrade leading to the first floor. Opening through to the inner hallway, door to utility room and separate ground floor wet room.

Ground Floor Wet Room:

7'9 x 6'7 (2.36m x 2.01m) Three piece suite comprising: - Walk in shower with glass screen, 'Hansgrohe' waterfall fixed head to the ceiling and a further separate shower attachment to the wall. Wall hung WC and vanity basin with back lit mirrored cabinet. Fully tiled walls and floor. Matt black heated towel rail, ceiling spotlights and extractor fan.

Utility Room:

9'0 x 7'6 (2.74m x 2.29m) Built in cupboard housing the air source central heating system comprising of:- Grant 'Monowave' heat pump cylinder with 'Samsung' control, underfloor heating manifolds and expansion vessel. Wall and base units with stainless steel sink and contrasting work surfaces, plumbed for washing machine, space for a tumble dryer and under counter fridge. Built in shelving above coat hooks, tiled floor and glazed door providing access to the rear courtyard garden.

Kitchen:

'Next 125' ceramic Kitchen, incorporating Island unit extending to the side, providing breakfast bar with fitted cupboards below and book shelf at the end. Integrated 'Neff' oven with Wi-Fi, a combination oven microwave with integrated plate warmer, dish washer, and 70/30 fridge freezer. 'Bora' induction hob with integrated extractor fan. Fitted banquette 'L' shaped seating, with storage beneath and electric sockets to both ends of the island unit. LED lighting flush to the ceiling, controlled via dimmer switch. Hard wired smoke alarm and wiring installed for a burglar alarm with detectors. Feature frameless glass to glass corner windows, with sliding door providing un-interrupted views over the courtyard garden and paddocks beyond.

First Floor:

Landing: Spotlights, smoke alarm, double glazed window to the side with deep windowsill.

Main Bedroom:

14'3 x 13'2 (4.34m x 4.01m) Hardwood double glazed window to the front with fitted blind. Two wall light points and central ceiling light, with additional spot lights. Mirror fronted built in wardrobes, with internal drawers and shelving, over stairs storage cupboard and a TV point. Opening through to the walk-in wardrobe.

Walk-in Wardrobe:

10'5 x 7'1 (3.20m x 2.74m) Built- in wardrobes, drawers, shelving and storage. Double glazed window to the side, spotlights and a radiator.

Bedroom 2:

10'6 x 9'0 (3.20m x 2.74m) Double glazed window with fitted blind, radiator, central ceiling light and loft access.

Bathroom:

7'5 x 5'8 (2.68m x 1.73m) Three piece white suite comprising:- Panelled bath with shower over and glazed screen, fitted bathroom furniture to incorporate low flush WC and wash hand basin, drawers and cupboard. Wall mounted mirror with LED lighting. Matt grey heated towel rail, ceiling spotlights, extractor fan and a double glazed window with fitted blind.

Outside:

Front of the Property:

Designated gravelled area for parking.

Rear Courtyard:

Directly from the Utility or Kitchen leading onto the private courtyard garden. This incorporates a stone wall providing a lovely backdrop for the raised beds and cottage garden planting including climbing roses, jasmine and peonies. The whole of the courtyard is tastefully tiled with grey nonslip porcelain tiles. Outside hot and cold water taps, electric sockets and timber shed. Post and rail fencing and a gate for access to the paddock, stables and riding arena.

Land:

Approximately 2 acres in total, paddocks fenced mostly with post and rail.

Arena:

20' x 40' 'Equestrian Surfaces' sand and fibre premix.

Stables:

From the rear of the property a gravel path leads to the stables and related buildings, which includes :-three stables , two measuring 12' x 12', a third stable / storage barn measuring 12' x 16', all have been double insulated and are fitted with automatic water drinkers. A covered storage / wash area measuring 12' x 8' and tack room 12' x 6'. All the above have power, light and Wi-Fi connection. To the side is a hard standing area for vehicles, tractor, muck trailer etc. There is a right of way to the front of the house via a track at the side.

Services:

Mains water and electricity connected. Septic tank drainage installed.

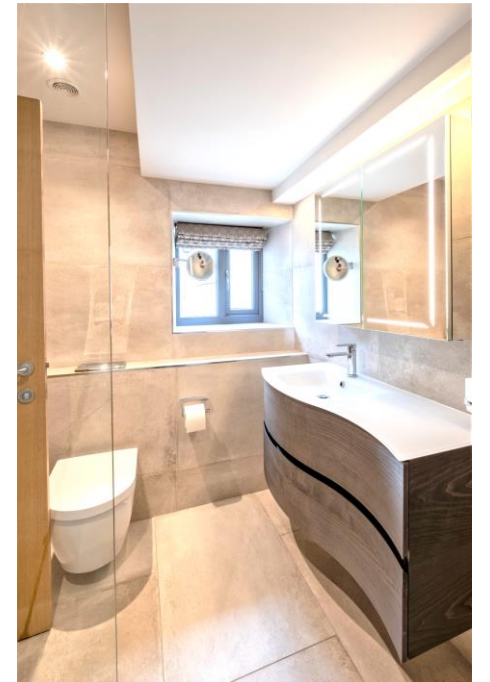
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.Tel: 015242 61444.

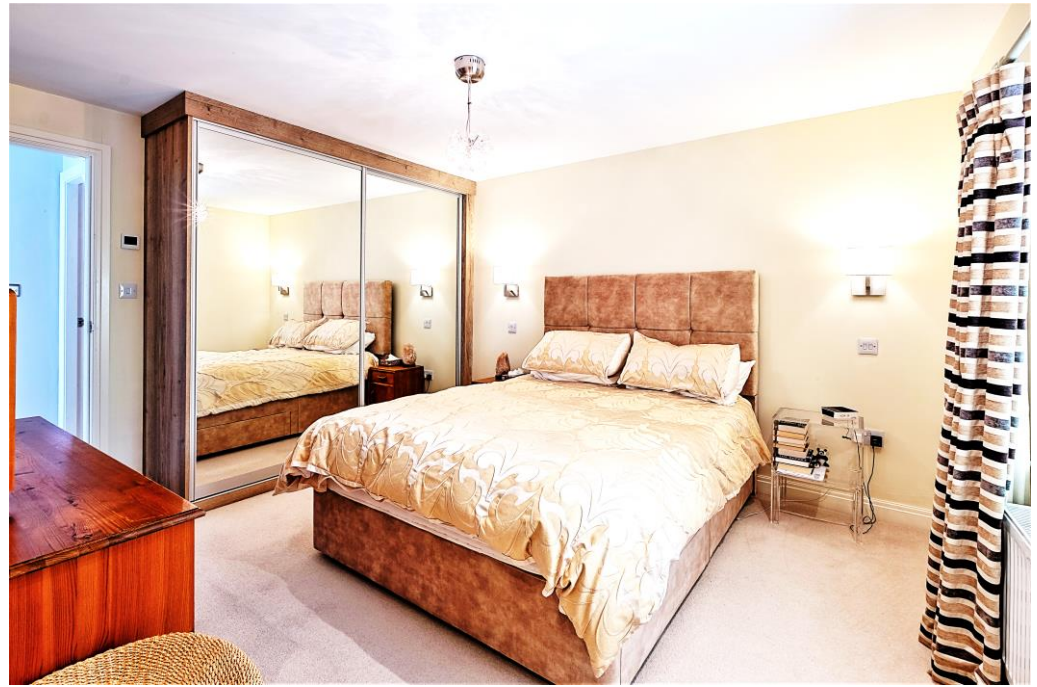
Through whom all offers and negotiations should be conducted.

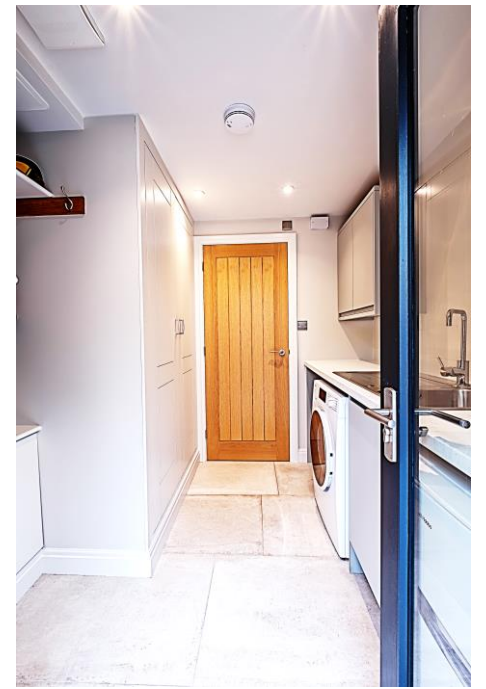
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.













Floor Plans


Falcon Cottage

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090976)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Views



Boundary Plan



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