

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

OYSTERBER FARM *(Bentham Pottery)*

Price: **OVER £1,800,000**



Council Tax Band: *C for main house*

Tenure: Freehold

Energy Performance Certificate Band: E

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This unique opportunity has come to the market providing a residential family home, business premises, four well established holiday cottages, detached office, small caravan site, land of approximately 5 acres, stunning 360° views in the most idyllic location. The possibilities are endless and only being sold due to retirement. It comprises:-

Oysterber Farmhouse - main residence

4 holiday cottages

Business premises (currently used as a pottery) that includes a showroom, workshop, kiln room, laundry room, shower room, WC

Detached office building

5 caravan electric hook-ups

Approximately 5 acres of grazing land

Ample off-road parking, patio areas and gardens scattered amongst the hamlet providing areas to sit and enjoy the idyllic views from every angle

Hyperfast fibre optic broadband connected to all properties

Viewing is essential to fully appreciate the location, potential income, scope to extend and add to the already popular rural gem!

Oysterber Farmhouse – Main Residence

Accommodation Comprising:

Ground Floor:

Bedroom 1:

Feature exposed stone wall and beams. Double glazed window to the rear, built-in shelving and 3 built-in wardrobes. Radiator, central ceiling light and part tiled floor.

Bedroom 2:

Two double glazed windows, radiator, central ceiling light and vanity sink unit.

Bathroom:

White three piece suite comprising: Low flush WC, vanity sink unit with storage below and shelves to the side. Panelled bath with both an electric shower and a tank supplied shower and glass screen. Radiator, ceiling spotlights, shaving point and beam to the ceiling. Tiled floor, wall mounted fan heater and extractor fan.

First Floor:

Landing:

Door leading out to the rear of the house with raised decking area. Two double glazed windows, exposed stone wall, built-in storage cupboard and two radiators.

Shower Room:

Low flush WC, pedestal wash hand basin and a built-in shower cubicle. Part tiled walls, wall mounted storage cupboard, radiator, ceiling light and fan heater.

Dining Room:

Steps up into the Dining Room. Two double glazed windows, two radiators and two ceiling spotlights.

Kitchen:

Having a range of wall and base units, contrasting work surfaces and part tiled walls. Integrated electric oven, gas hob, stainless steel splash back and extractor hood. Two double glazed windows, radiator, TV point and composite sink with mixer tap.

Living Room:

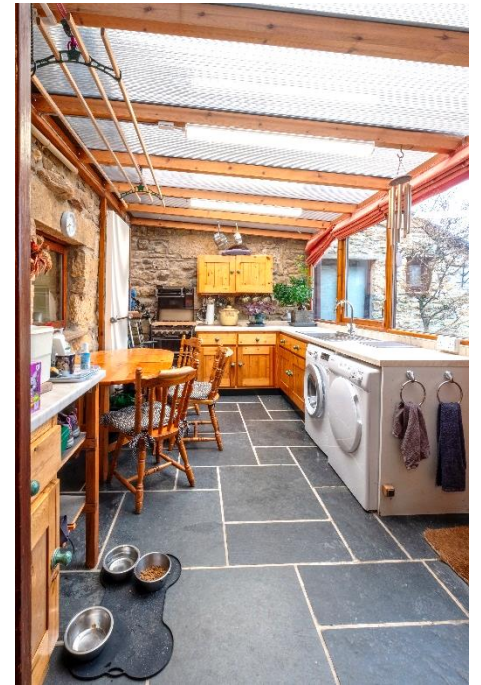
21'4 x 15'4 (6.50m x 4.67m) Stunning first floor lounge with seven double glazed windows to the front and side providing breathtaking panoramic views over the open countryside. Feature stone fireplace with stone hearth, inset cast iron wood burning stove and mantel over. Wood floor, exposed beams, six radiators and access door with steps leading down to the front, side and rear of the property. Two ceiling light points, directional spotlights attached to the beams and four wall lights.

Outside:

Spacious lawn to the side and rear, with flower and shrub borders. Three timber outbuildings with power and light, a greenhouse, a hut and a building incorporating a small workshop and storeroom. Stone stairs to the side provides additional access to the first floor lounge.










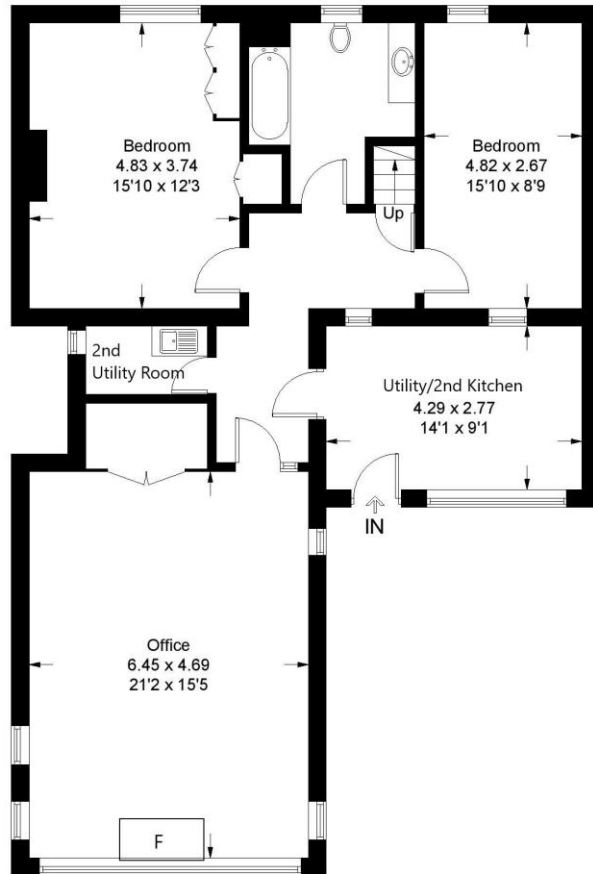
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

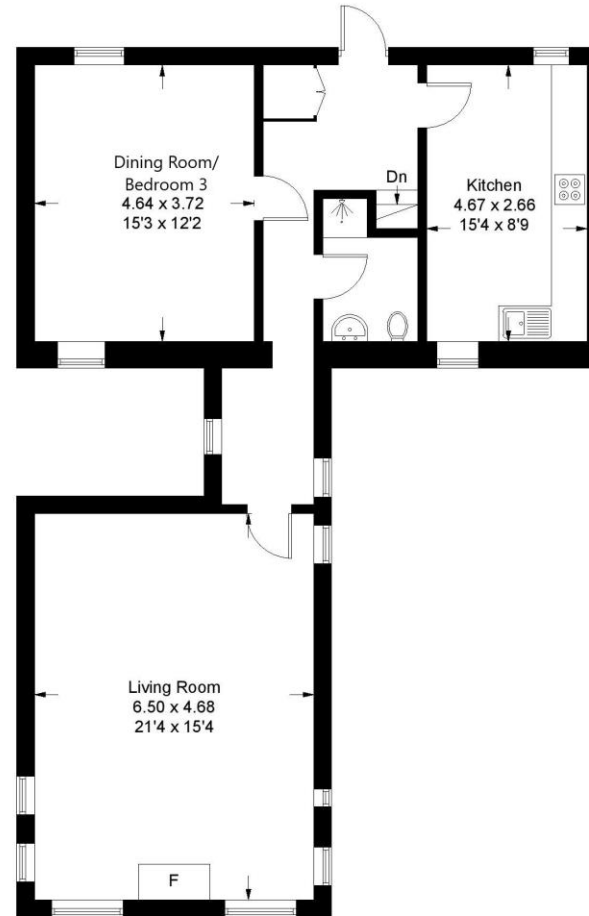
Floor Plans

Oysterber Farm

Approximate Gross Internal Area = 178.1 sq m / 1917 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054013)

Salter Fell Cottage

Accommodation Comprising:

Energy Performance Certificate Band: D

Ground Floor:

Entrance Door:

Two double glazed windows to either side of the front door. Central ceiling light, wall mounted coat hooks and door leading through to the living, dining, kitchen.

Living/Dining/Kitchen:

Having a range of wall and base units with contrasting work surfaces and part tiled walls. Stainless steel sink unit, space for cooker and space for fridge. Double glazed window to the rear and a further frosted double glazed window to the side. Two electric storage heaters, feature fireplace with wood mantle, stone hearth and inset electric coal effect fire. Television point, ceiling light and smoke alarm. Double glazed window to the front and exposed beams to the ceiling.

Inner Hallway:

Stairs to the first floor with storage, electric storage heater, ceiling light and smoke alarm.

Shower Room:

Shower cubicle with 'Aqua Board', low flush WC and pedestal wash hand basin. Built-in cupboard with shelving and hot water tank. Extractor fan and towel rail. Wall mounted fan heater, mirror with shelf below. Part tiled walls and central ceiling light.

Bedroom 1:

13'1 x 9'7 (3.99m x 2.92m) Double glazed window, electric storage heater, built-in shelving, ceiling light and exposed beam to the ceiling.

First Floor:

Landing:

Smoke alarm and ceiling light.

Bedroom 2: (twin room at the back)

Double glazed window to the rear with a stone sill. Built-in shelving, ceiling light, electric storage heater and light pull switch.

Bedroom 3:

8'6 x 6'7 (2.59m x 2.01m) Velux window with fitted blind, electric storage heater, ceiling light and fitted wardrobes.

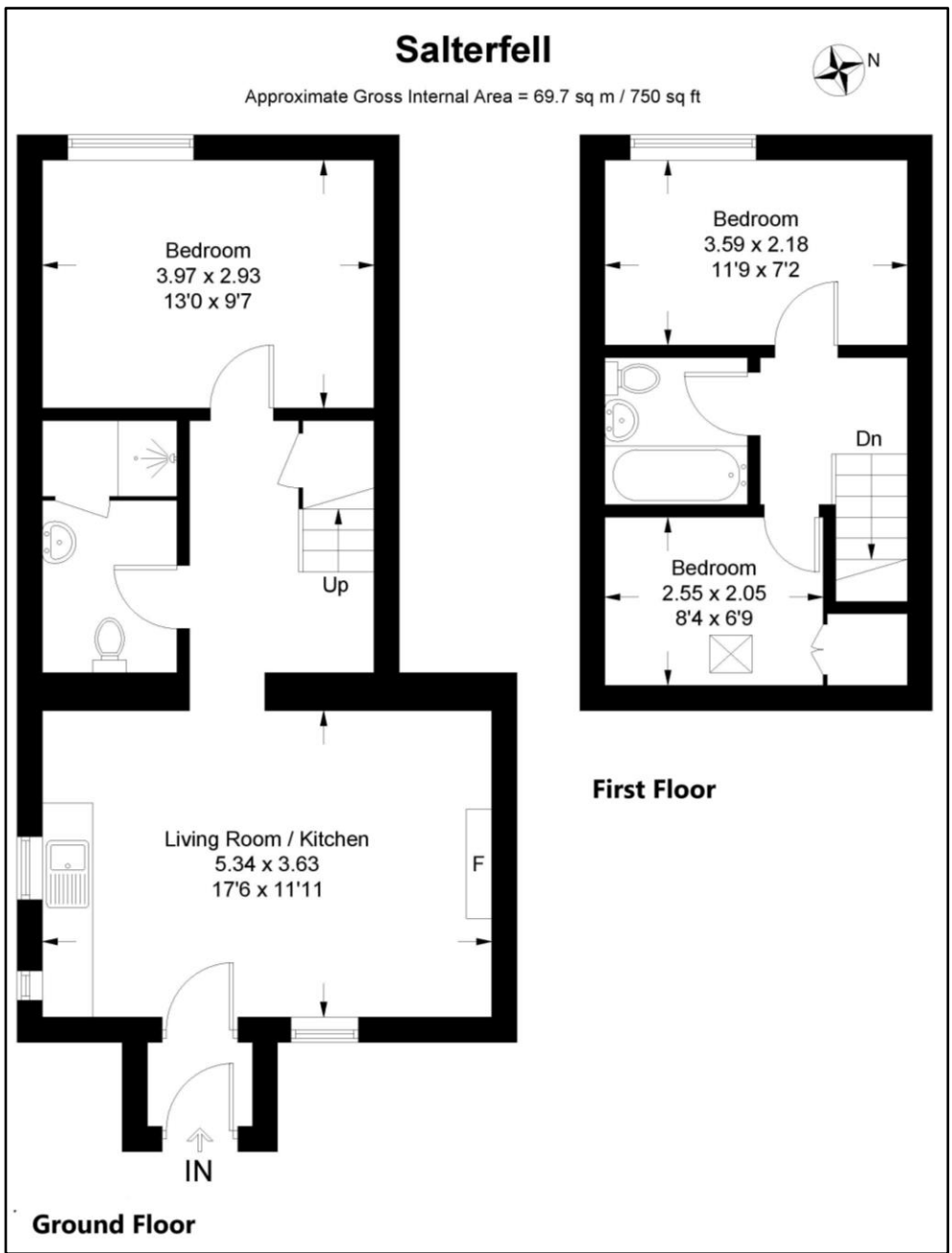
Bathroom:

Panelled bath, low flush WC and pedestal wash hand basin. Part tiled walls, wall mounted fan heater, extractor fan, ceiling light and loft access.



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ingleborough View Cottage – Middle Cottage

Energy Performance Certificate Band: E

Accommodation Comprising:

First Floor:

Front Door leading to Hallway:

Wall mounted coat hooks, electric storage heater, full height ceiling with Velux window and timber cladding. Exposed beams and central ceiling light. Stairs to ground floor bedrooms. Built-in storage cupboard.

Bathroom:

Panelled bath, low flush WC and pedestal wash hand basin. Full height wood cladding ceiling, central ceiling light and exposed beam. Part tiled walls, wall mounted fan heater, built-in shelving and extractor. Mirror with light over and shaving point.

Bedroom (Single):

10'5 x 8'3 (3.18m x 2.51m) Full height timber clad ceiling, Velux window with fitted blind and a double glazed window. Wall mounted fan heater, central ceiling light and exposed beams.

Lounge/Dining Area:

25'6 x 12'4 (7.77m x 3.76m) Exposed feature stone wall, full height timber clad ceiling and fitted Velux windows. Large double glazed window to the front with stunning views over open countryside.

Three storage heaters, telephone and television point. Two smoke alarms, exposed beams and central ceiling lights. Leading through to the Kitchen.

Kitchen:

7'6 x 6' (2.29m x 1.83m) Having a range of wall and base units with contrasting work surfaces/part tiled walls. Space for fridge/freezer and electric oven. Double glazed window to the rear, stainless steel sink unit, full height timber clad ceiling with exposed beams.

Ground Floor:

Bedroom 1: (has bunk beds)

8'7 x 8'4 (2.62m x 2.54m) Double glazed window, central ceiling light, electric storage heater and tiled floor.

Bedroom 2: (Double)

17'2 x 10' (5.23m x 3.05m) Exposed stone wall, electric storage heater, tiled floor and two double glazed windows.

Bedroom 3:


16'6 x 9'3 (5.03m x 2.82m) Exposed stone wall, two double glazed windows, electric storage heater and central ceiling light.

Shower Room:

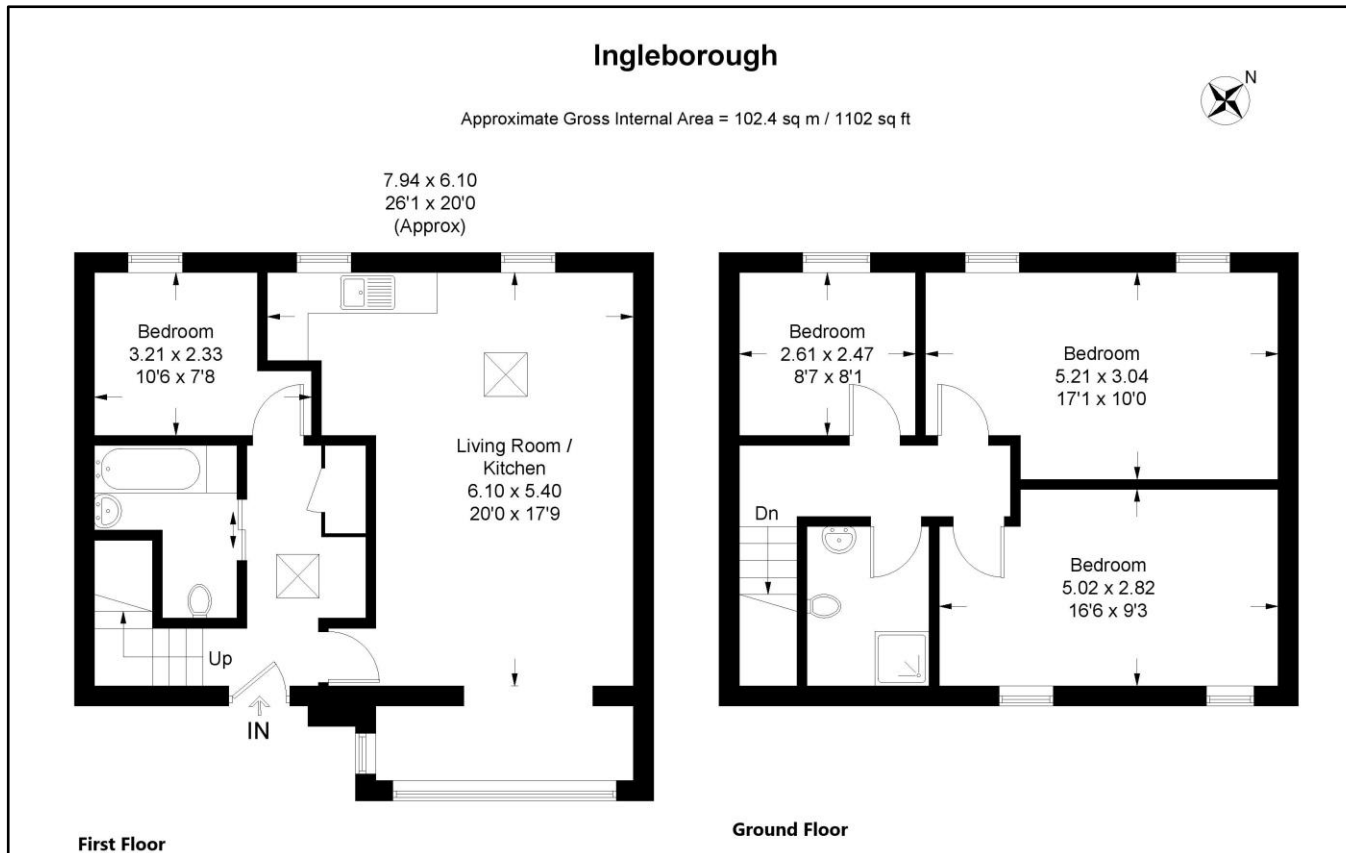
Enclosed glass shower cubicle with 'Aqua Board' surround. Low flush WC and pedestal wash hand basin. Built-in shelving, tiled floor, electric fan heater and extractor fan.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plans



Wherside Cottage - End Stone Built Terrace Cottage

Accommodation Comprising:

Energy Performance Certificate Band: E

Ground Floor:

Bedroom 1: (Double)

10'7 x 10'6 (3.23m x 3.20m) Two double glazed windows, exposed stone wall, wall mounted electric heater and ceiling light.

Bedroom 2: (Twin)

14' x 8'8 (4.27m x 2.64m) Two double glazed windows, exposed beam and stone wall. Wall mounted electric heater and central ceiling light.

Bedroom 3: (Small Twin)

11'2 x 7'7 (3.40m x 2.31m) Double glazed window, beam to the ceiling, wall mounted electric heater and central ceiling light.

Bathroom:

Low flush WC, pedestal wash hand basin and panelled bath. Wall mounted fan heater, part tiled walls, exposed beam to the ceiling and extractor fan.

Ground Floor:

Wall mounted electric heater, double glazed window, ceiling light, smoke alarm and exposed beam.

First Floor:

Entrance Porch:

Part glazed/part brick rendered entrance porch. Central ceiling light, tiled floor and a 'stable' style door leading to the hallway.

Hallway:

Stairs leading to the ground floor bedrooms. Wall mounted electric heater, smoke alarm, exposed beam and central ceiling light.

Kitchen:

25'7 x 11'2 (7.80m x 3.40m) Having a range of wall and base units with contrasting work surfaces and part tiled walls. Stainless steel sink unit, space for a fridge/freezer and electric oven. Double glazed window and a Velux roof window. Exposed stone wall and beams. Wall mounted central heating control.

Open Plan Living/Dining Room:

Large double glazed picture window to the front, the lounge is on the first floor to take advantage of the super views from this elevated position. Further double glazed windows to the front and rear. Full height timber clad ceiling with exposed beam and Velux roof window. Three wall mounted storage heaters, television point and exposed stone wall. Two ceiling lights and smoke alarm.

Shower Room:

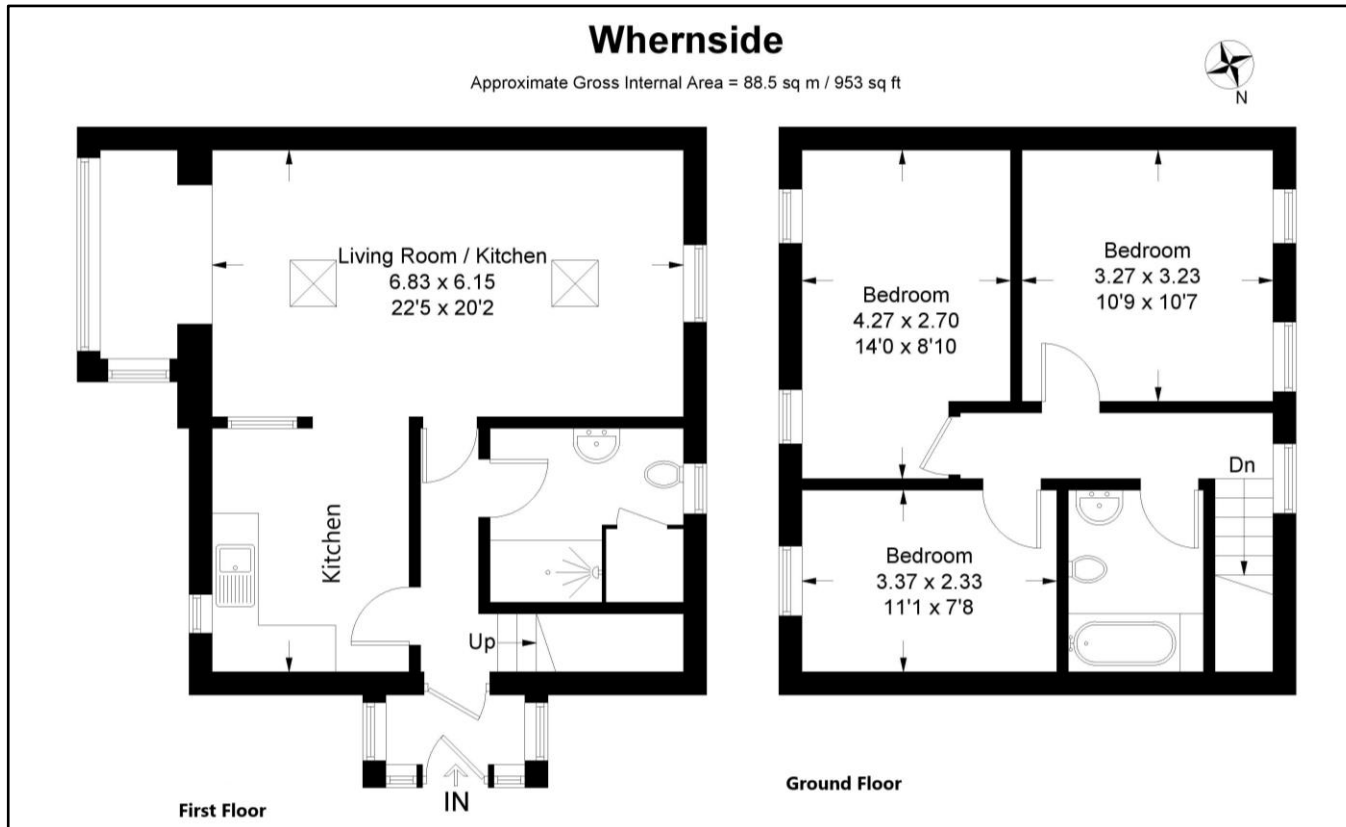
Double shower cubicle with glazed door and 'Aqua Board' walls. Low flush WC and pedestal wash hand basin. Built in storage cupboard, double glazed frosted window to the rear and wall mounted electric fan. Loft access and central ceiling light. Mirror with light over and shaving point.



Energy Performance Certificate

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(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plans



Gragareth Cottage – 1 Bed Detached Bungalow

Accommodation Comprising:

Energy Performance Certificate Band: E

Hallway:

Part glazed/part timber front door with a slim glazed window to either side. Two fitted cupboards in the hallway, one housing the hot water tank with storage shelving above. The other cupboard houses the electric meter and a hanging rail for coats. Central ceiling light and door leading through to the lounge.

Lounge:

14'1 x 12'1 (4.29m x 3.68m) (*into the bay window*) Feature fireplace with wood beam mantle and stone flag hearth. Two Dimplex storage heaters, double glazed bay window to the front with lovely views over the field and countryside beyond. Timber clad full height ceiling with exposed beam. Television point and central ceiling light.

Kitchen:

12'1 x 7'1 (3.68m x 2.16m) Built in breakfast bar, space for two chairs beneath. Having a range of wall and base units with contrasting work surfaces and part tiled walls. Double glazed window to the front and electric storage heater. Space for an electric oven/hob and space for a fridge/freezer. Smoke alarm, wall mounted central heating controls and central ceiling strip light. Stainless steel sink unit. Door leading into the passageway, this has a walk in storage room, a door to the front and access door to the rear.

Bedroom:

11'3 x 10'5 (3.43m x 3.18m) Double glazed window to the front, built in wardrobe, electric storage heater, loft access and central ceiling light. Door through to the en-suite.

En-Suite:

Low flush WC, pedestal wash hand basin and walk in wet room style shower. Fully tiled walls and floor. Double glazed frosted window to the rear, wall mounted fan heater and central ceiling light.

Outside:

Small patio style garden to the front with views over countryside. Off road parking to the side.

Office:

19'9 x 10'0 (6.02m x 3.05m)

Detached office with three double glazed windows, two Velux windows and a timber clad ceiling. Half glazed timber door to the front, wall mounted electric heaters, two ceiling 'strip' lights. Telephone and internet point, carpeted floor, outside security light and electric fuse box.

Lawned areas to the side and rear of the pottery building. Raised patio leading to the front door into the shop. Calor gas tank to the rear.

Behind the Cottages / Pottery is a small field that has '5' electric hook up points for caravans.

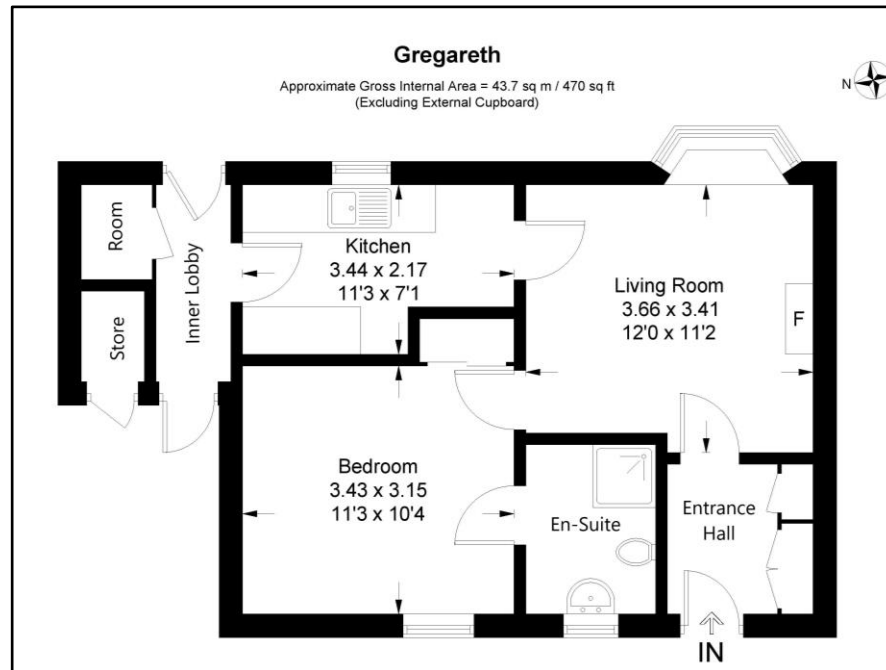
Further areas for sitting out and off-road parking.

A hyperfast fibre B4RN Internet connection box is situated on the development and one internet connection account has been granted free by B4RN in exchange for land rent for the box.





Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Pottery Building:

Energy Performance Certificate Band: C

Comprising:

Shop Area: 15'0 x 14'4 (4.57m x 4.37m)

Concrete floor, fitted shelves, three double glazed windows. Feature beams and timber cladding with ceiling and directional display lighting. Glazed timber door leading through to the workshop.

Workshop: 30'10 x 15'0 (9.40m x 4.57m)

Feature beams to the ceiling, concrete flooring and twelve double glazed windows throughout this room. Six ceiling strip lights, glazed/timber door to the front and built-in shelving. Power, light and telephone point. Timber door leading to the kiln room.

Kiln Room: 14'0 x 13'9 (4.27m x 4.19m)

Power, light and concrete floor. Large 'double' timber doors to the side.

Back into the workshop and through another timber door leading out to:

Shower Room:

Tiled floor and walls, walk-in electric shower, extractor fan and centre ceiling light.

Next door to WC:

Low flush wc, pedestal wash hand basin, wall mounted mirror and shaving point. Hot water tank and tap for caravan pitches. Tiled floor, frosted double glazed windows to the side and two ceiling light points.

Laundry / Utility + Storage Room:

Laundry Room is plumbed for two washing machines and space for tumble dryer. Tiled flooring, two ceiling lights and frosted double glazed window to the side. Stainless steel sink unit, fitted shelf and power points.

Next to the laundry room is an inner storage lobby and a separate lockable storage room with power, light and shelving.

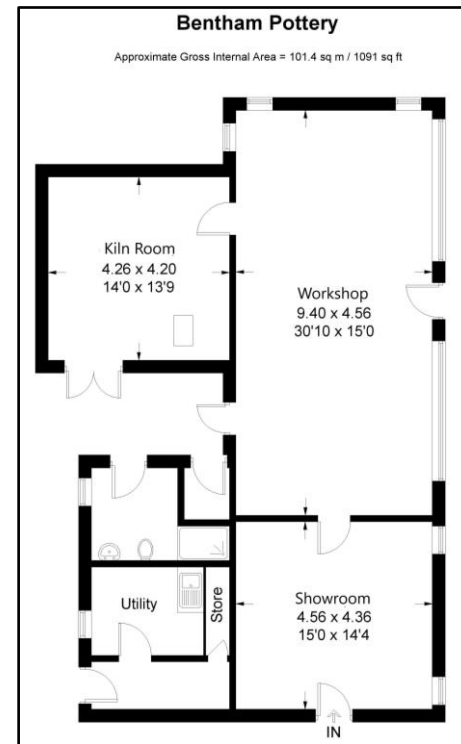
Services: Mains water, electricity, Calor gas and drainage provided by 2 septic tanks.

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.**

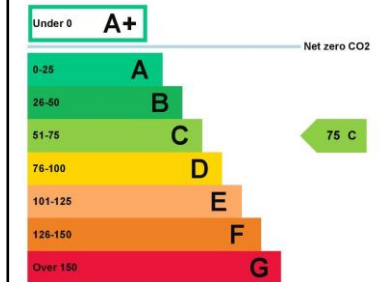
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.



Energy Performance Certificate

This property's energy rating is C.





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