



GREEN END BARN

High Street/Hawes Road, Ingleton, LA6 3AQ

Price: REDUCED to £325,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

An attractive stone built 2 bedroomed character barn conversion cottage (converted 1989 out of part of the original old Green End Farm) with a detached garage and workshop having further development/extension potential, pleasantly situated on the village outer fringe enjoying fabulous long distance Southerly rural views.

N.B. Planning consent was granted for a kitchen extension in April 2001 and building works were commenced by construction of foundations but not completed.

Council Tax Band **D**

Energy Performance Rating **D**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Accommodation Comprising: (Full gas central heating installed).

Ground Floor:

Dining Kitchen: 17'11 x 7'10 (5.46m x 2.39m) Porcelain sink unit and work surfaces with tiled splash backs. Free standing 5 burner gas oven range, stable style outside door, exposed beams and lintels, tiled floor, halogen down lighting, radiator.

Inner Hall: 6'7 x 4'3 (2.01m x 1.30m) Center light, outside door.

Lounge: 17'6 x 15' (5.33m x 4.57m) Stone built Inglenook fireplace with multi-fuel stove, open feature staircase, exposed beams, center light, wall lights, TV point.

First Floor:

Landing: 16'1 x 6'7 (4.90m x 2.01m) Exposed beam, mini halogen down lighting. Loft hatch. ***N.B. Loft boarded for storage and light fitted.*** Boiler cupboard housing gas combi boiler.

Bedroom 1: 14'1 x 10'10 (4.29m x 3.30m) 2 windows, exposed beam, halogen down lighting, radiator.

Bedroom 2: 10'8 x 9'7 (3.25m x 2.92m) Halogen down lighting, radiator.

Bathroom: 7'1 x 5'3 (2.16m x 1.60m) Shower cubicle, WC and wash basin vanity unit. Tiled dado, tiled floor, mini halogen down lighting, auto vent.

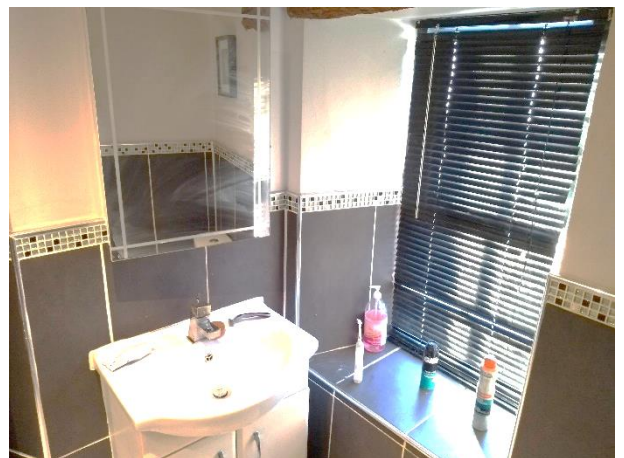
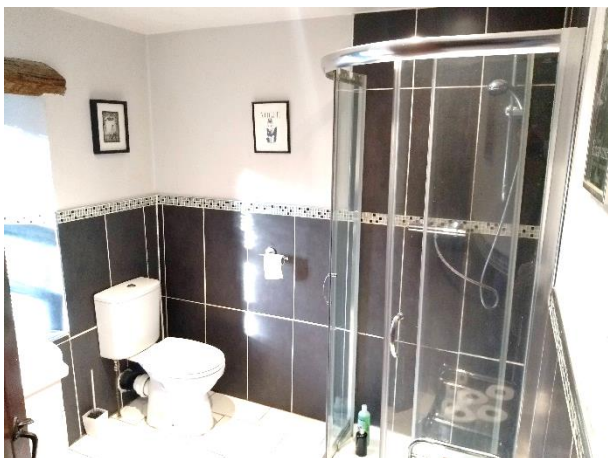
Outside:

Front: Pavement frontage.

Side: Vehicular access (subject to 2 x Neighbours' rights of way).


Rear: Patio and generous sized garden area, brick built **garage** 15'11 x 14'10 (4.85m x 4.52m) and **stable/workshop** 16'2 x 13'2 (4.93m x 4.01m) with light and power installed.







Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 





Services: Metered mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.

Council Tax Band: D (Verbal enquiry only).

Solicitors: Goad & Butcher Solicitors, Market Place, Settle, North Yorkshire, BD24 9DR.. Tel: 01729 823 500.

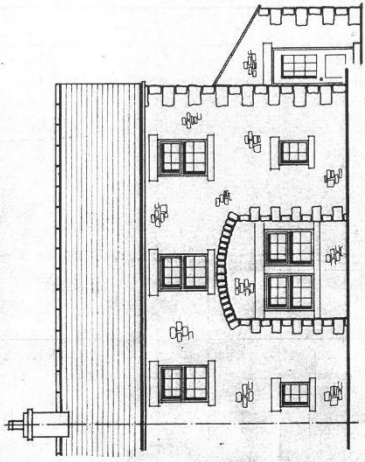
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

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.

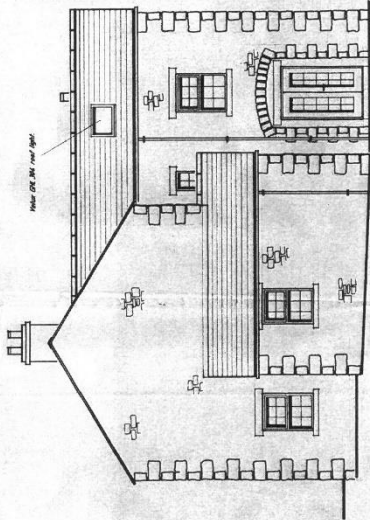
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Proposed Plans As Per April 2001 Planning Approval

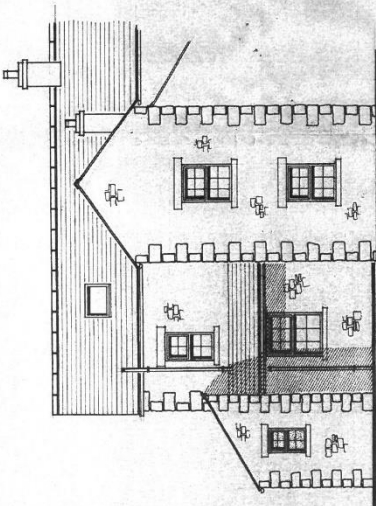
45/0101/01



FRONT ELEVATION

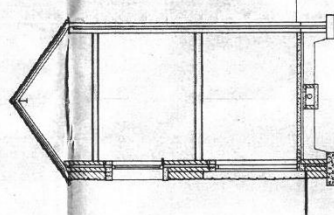


SIDE ELEVATION

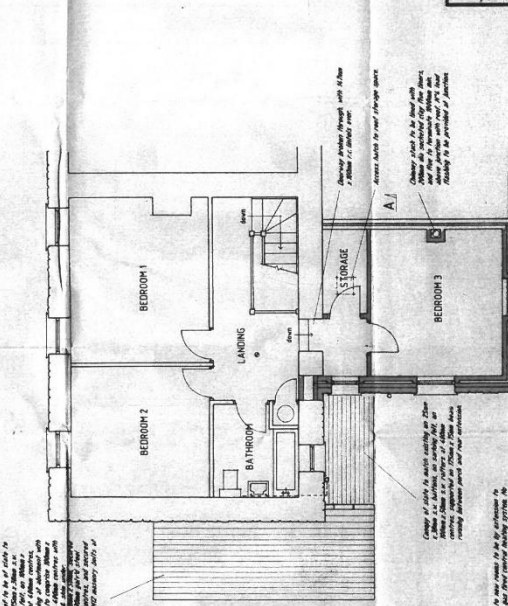


REAR ELEVATION

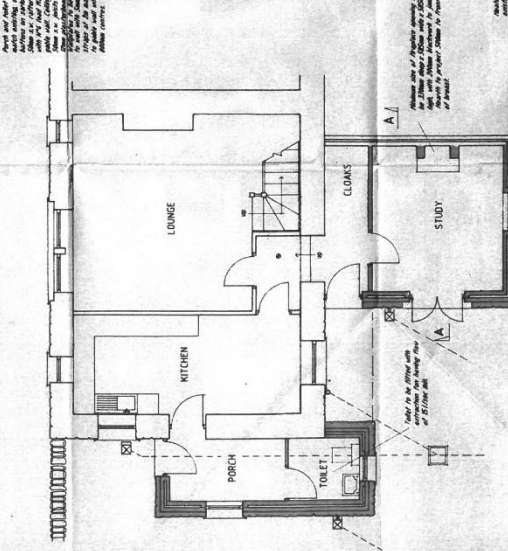
The rear elevation is to be made in brickwork, to match the existing rear elevation of the main building. The roof is to be made in slate, to match the existing roof. The chimney is to be made in brickwork, to match the existing chimney. The window is to be made in brickwork, to match the existing window. The door is to be made in brickwork, to match the existing door. The porch is to be made in brickwork, to match the existing porch. The steps are to be made in brickwork, to match the existing steps. The garden is to be made in brickwork, to match the existing garden. The driveway is to be made in brickwork, to match the existing driveway. The fence is to be made in brickwork, to match the existing fence. The gate is to be made in brickwork, to match the existing gate. The wall is to be made in brickwork, to match the existing wall. The path is to be made in brickwork, to match the existing path. The steps are to be made in brickwork, to match the existing steps. The garden is to be made in brickwork, to match the existing garden. The driveway is to be made in brickwork, to match the existing driveway. The fence is to be made in brickwork, to match the existing fence. The gate is to be made in brickwork, to match the existing gate. The wall is to be made in brickwork, to match the existing wall. The path is to be made in brickwork, to match the existing path.



SECTION 'A-A'



FIRST FLOOR PLAN

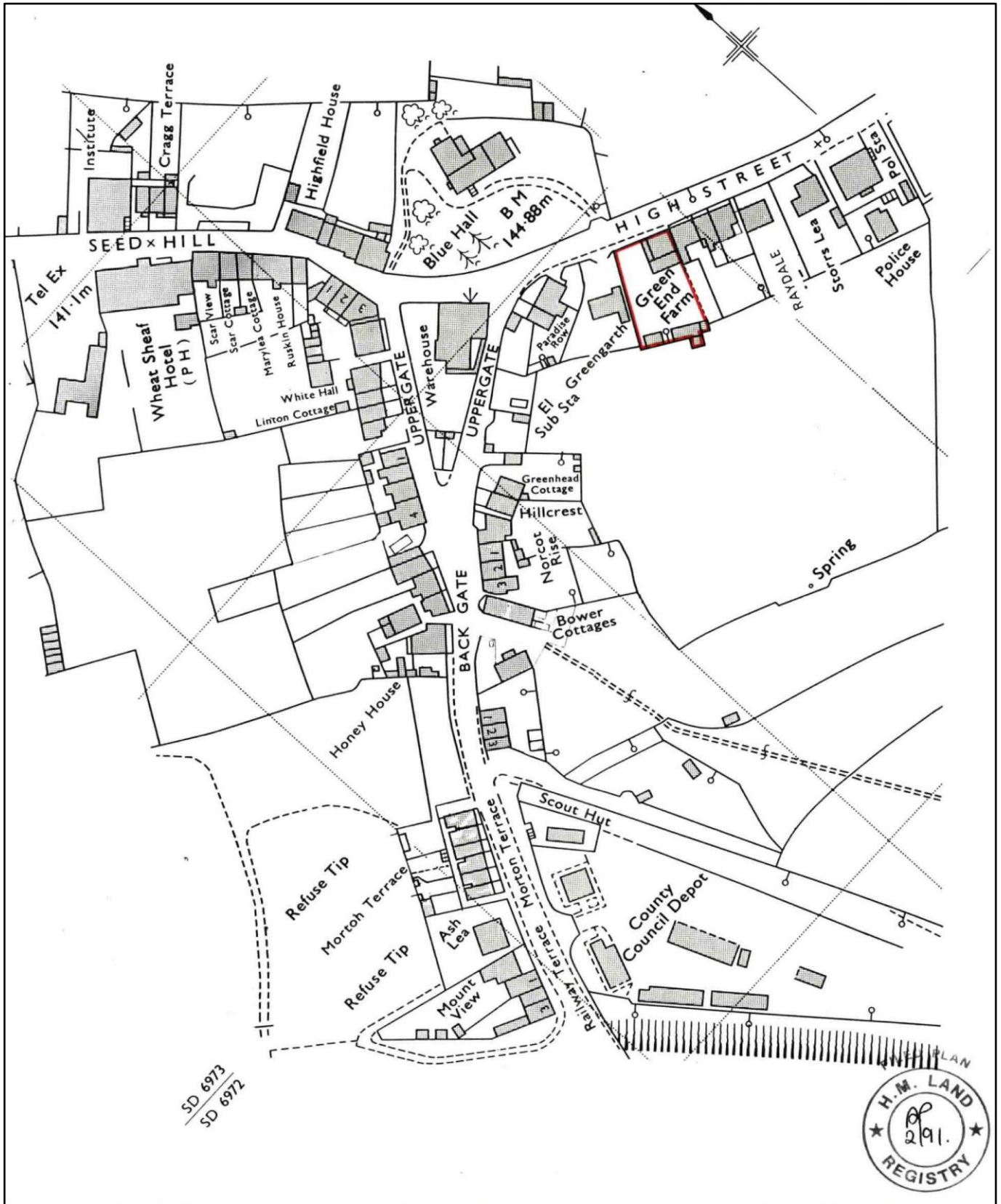


GROUND FLOOR PLAN

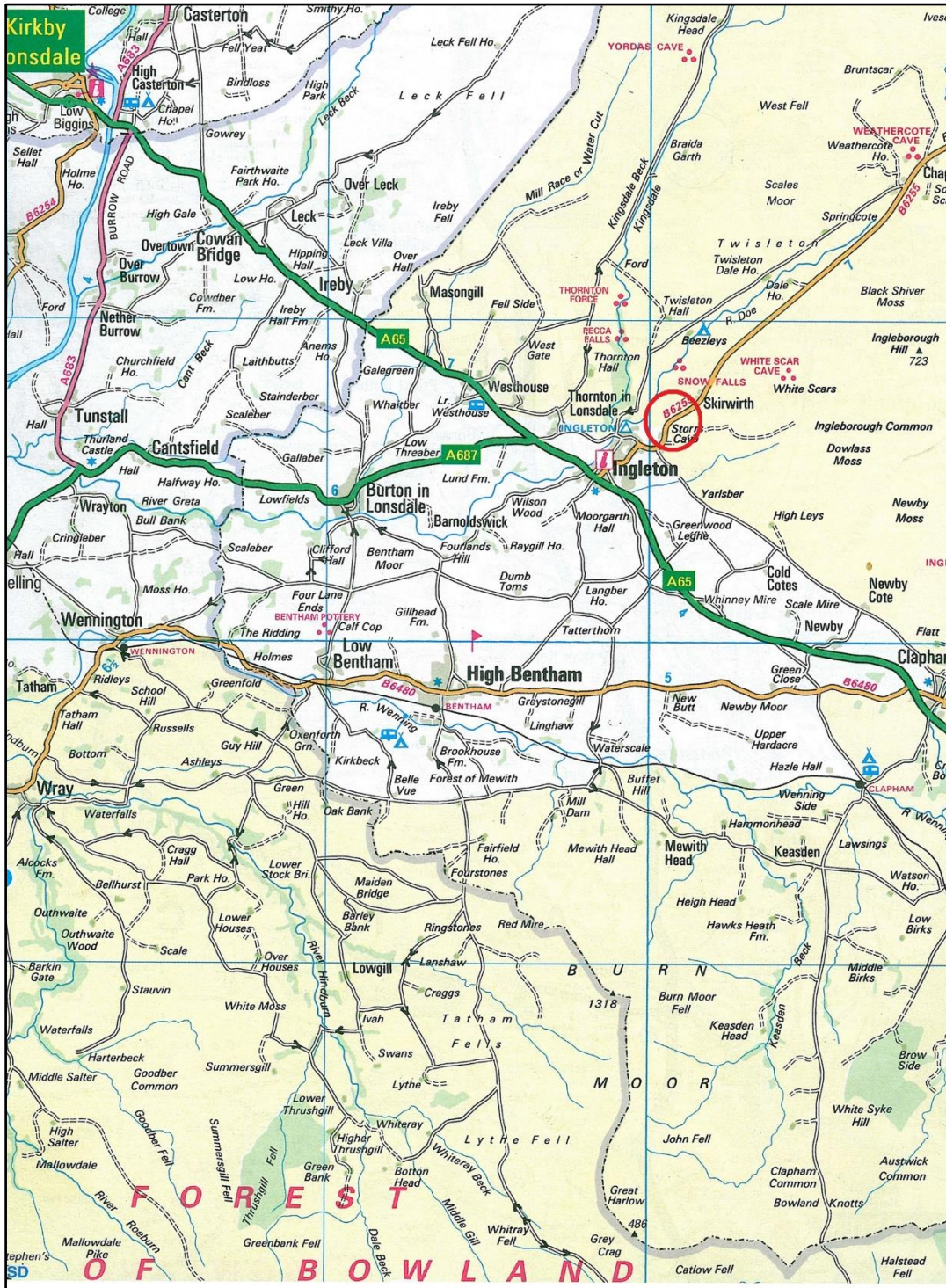
PROPOSED EXTENSIONS TO
GREENENDS BARN
HIGH ST., INGLETON
FOR MR M. REDHEAD
11 FEB 2001
SCALE 1:50
R.G. Good, Skerston, WY 20005

LOCATION PLAN
SCALE 1:1250

Copy Title / Boundary Plan



Location Plan



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