

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

CARR HOUSE BARN, INSKIP

PRICE REDUCED To: £850,000 Region



Council Tax Band: ***

Tenure: Freehold

Energy Performance Certificate Band: E

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CARR HOUSE BARN, INSKIP, PR4 0YW

Stunning detached barn conversion, completed to a very high standard with contemporary features throughout.

Located within an exclusive hamlet of properties each unique in design and finish. Carr House Barn has an open plan imposing dining hall, dining kitchen, vast lounge and ground floor wc. To the first floor are four bedrooms (3 ensuite), the main bedroom has a dressing room and space for a lounge area within the bedroom a main house bathroom completes the accommodation. Outside is a detached garage, driveway with ample off road parking for several vehicles. Lawned garden to the rear of the house with raised patio wrapping around to the front, finished with a steel and glazed balustrade.

Viewing is highly recommended to appreciate the location, size of the accommodation and detailed finish. **NO CHAIN DELAY**

VIEWING: By prior appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising:

Ground Floor:

Dining Hall:

26'3 x 14'4 (8m x 4.37m) Composite front door and double glazed windows to either side. Leading into the dining hall with marble effect tiled flooring, built in cloaks cupboard, stairs to first floor with oak and glazed balustrade. Two ceiling lights, under floor heating thermostat, smoke detector, brushed chrome sockets and light switches. Door through to ground floor wc. Glazed double doors leading to kitchen and lounge.

Ground Floor WC:

Low flush wc, vanity sink unit. Marble effect tiled floor, extractor fan and centre ceiling light.

Kitchen:

27'3 x 13'5 (8.31m x 4.09m) Having a range of wall and base units incorporating smoke glazed display cupboards. Large centre island with seating area below, all complemented by granite work surfaces. Integrated AEG dishwasher, oven microwave, induction hob with extractor over. Floor to ceiling pantry and storage cupboards. Integrated tumble dryer, part tiled walls and marble effect tiled flooring. Inset ceiling spotlights, double glazed windows to the front, side and double glazed patio doors opening onto the rear patio and garden. Sink unit with mixer / spray tap. Under unit lighting, television point and telephone point.

Lounge:

24'5 x 28'2 (7.44m x 8.59m) Spacious, light and airy room with two double glazed windows to the rear and two double glazed windows to the front. Inset ceiling spotlights and two sets of glazed double doors leading onto the dining hall. Underfloor heating thermostat control, television and telephone point. Brushed chrome sockets and light switches.

First Floor:

Landing:

18'5 x 14'43 (5.61m x 4.37m) With oak and glazed balustrade, two velux windows and a double glazed window to the front. Loft access (with fixed ladder, power and light). Centre ceiling light, smoke detector, brushed chrome sockets and light switches.

Main Bedroom Suite Comprising: Bedroom Area, Dressing Room, Ensuite Bathroom.

Bedroom:

25'6 x 16'10 (7.77m x 5.13m) Feature arch window to the front with views over open countryside. Further double glazed window, radiators and two ceiling lights. Brushed chrome sockets and light switches. Smoke detector and television point. Door leading through to the walk in wardrobe and ensuite bathroom.

Dressing Room:

9'9 x 8'11 (2.97m x 2.72m) Double glazed window to the rear, radiator, centre ceiling light and door leading to ensuite bathroom. Chrome sockets and light switches.

Ensuite:

9'6 x 7'8 (2.87m x 2.34m) Four piece suite comprising: Low flush wc, free standing bath, vanity sink unit and walk in shower with smoked glass screen. Tiled floor, part tiled walls and double glazed window to the rear. Inset ceiling spotlights, extractor fan, wall mounted anti steam mirror and a chrome heated towel rail.

Bedroom 2:

13'6 x 10'4 (4.11m x 3.15m) Double glazed window to the rear and a velux window to the ceiling. Centre ceiling light, radiator and chrome sockets / light switches. Television point, extractor fan switch and door leading through to the ensuite.

Ensuite:

7'6 x 4'4 (2.29m x 1.32m) Three piece suite comprising: low flush wc, vanity sink unit and walk-in shower enclosure, fully tiled walls and floor, double glazed frosted window to the side, chrome heated towel rail and wall mounted anti-steam mirror, inset ceiling spotlights and extractor fan.

Bedroom 3:

13'6 x 10'5 (4.11m x 3.18m) Double glazed window to the front and Velux window to the ceiling. Radiator, centre ceiling light, chrome sockets and light switches.

Ensuite:

6'3 x 4'4 (1.91m x 1.32m) Three-piece suite comprising: low flush wc, vanity sink unit and walk-in shower enclosure, fully tiled walls and floor. Extractor fan, inset ceiling spotlights and a chrome heated towel rail.

Bedroom 4:

14'4 x 7'5 (4.37m x 2.26m) Double glazed window to the rear, centre ceiling light and radiator, chrome sockets and light switch.

Main Bathroom:

9'7 x 8'9 (2.92m x 2.67m) Four piece suite comprising: low flush sink, free standing bath, walk-in shower enclosure with smoked glass screen and a vanity sink unit. Part tiled walls and tiled floor, inset spotlights, extractor fan and wall mounted anti-steam mirror. Chrome heated towel rail, double glazed window to the rear.

Outside:

Front of Property

Private driveway from Preston Road leads to double brick pillars and entrance into The Hamlet, Carr House Barn is the property directly opposite the entrance gates. Ample off-road parking to the front as well as the designated driveway to the side. Wrought iron gates and steps lead to the front entrance door with paved patio, glazed and steel balustrade.

The rear garden is mainly laid to lawn with timber fencing, brick-built wall and wrought iron railing provide privacy from the other properties. The paved patio wraps around rear of the house, wrought iron railings and steps lead down to the extensive gravelled and lawned areas. Outside lights, power points and water tap, double wrought iron gates to the driveway lead down to the double detached garage.

Double Garage:

Electric up and over doors, wall mounted LPG Gas boiler, water tank and pressurized system tanks for the power showers.

Utilities:

Mains Water, Mains Electricity, Calor Gas Tank. Sewerage i.e. Private water treatment plant.

Network / Broadband:

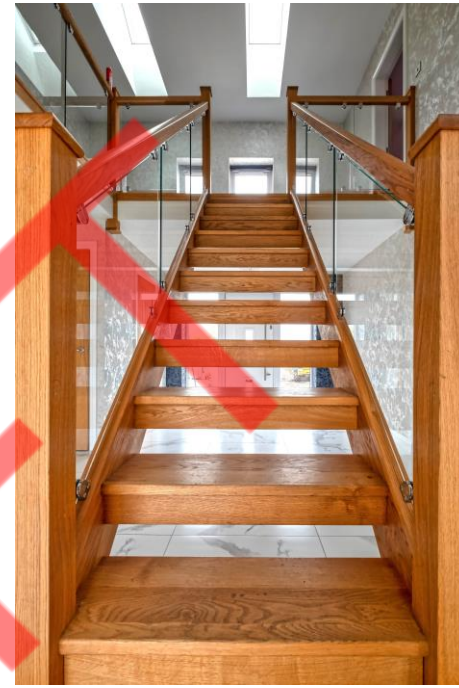
Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise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

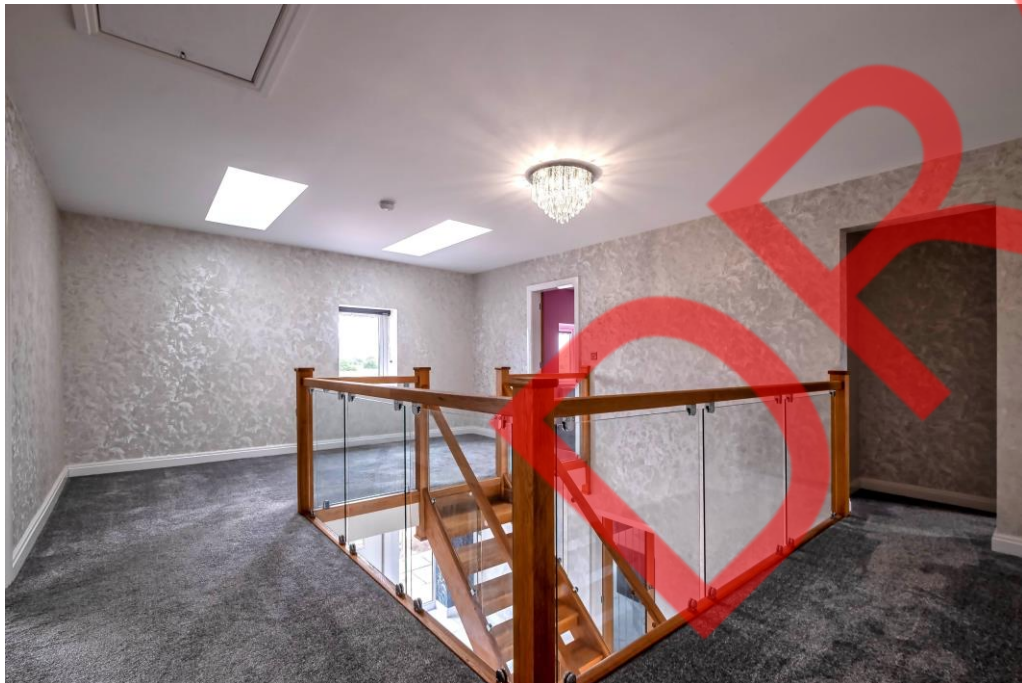
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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